TO LET / MAY SELL

61 High Street
Crail KY10 3RA



Restaurant/Cafe Unit

To Let / May Sell

Ground Floor: 616 sq ft

Rent: Offers over £20,000 pa
Purchase Price: Offers over £285,000

Location

Crail is a small coastal town in Fife on the East Coast of Scotland approximately 10 miles south east of St Andrews and 55 miles north east of Edinburgh. Crail is a popular tourist town with a fishing harbour and its town centre comprises of mostly local independent retailers. The subject property is well located on the northern side of the high street. Nearby occupiers include Crail Fish Bar and Café, Co-op Food, The Beehive Crail and The Shoregate.

Description

The subjects benefit from a partially fitted restaurant/ cafe capable of accommodating 30 covers suitable for indoor dining. Externally, the property has potential for an additional 30 covers for outside seating (plan available on request). Internally the ground floor comprises of a bar, an open seating area and customer WC's. The premises also benefit from having its own shell kitchen area.

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Accommodation
The premises are arranged over ground level only comprising the following approximate net internal area:

Ground Floor: 616 sq ft / 57 sqm

The premises benefit from having an external seating area comprising the following approximate area:

External Seating Area: 685 sq ft / 63 sqm

Lease
The premises are available on a new full repairing and insuring lease for a negotiable period of time, subject to upward only rent reviews.

Rent
Offers in excess of £20,000 pa are invited.

Purchase Price
Offers in excess of £285,000 are invited.

Rates
Rateable Value: £8,000
The premises qualify for 100% Business Rates Relief (no rates payable) under the Small Business Bonus Scheme. Each interested party should satisfy themselves on the rates relief with the appropriate authority.

Planning
The premises currently benefit from Class 3 (Restaurant) Consent under the Town & Country Planning (Use Classes)(Scotland) Order 1997.

EPC
This property has an EPC rating of G.

Legal Costs
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Anti-Money Laundering Regulations
In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.







ORINSEN

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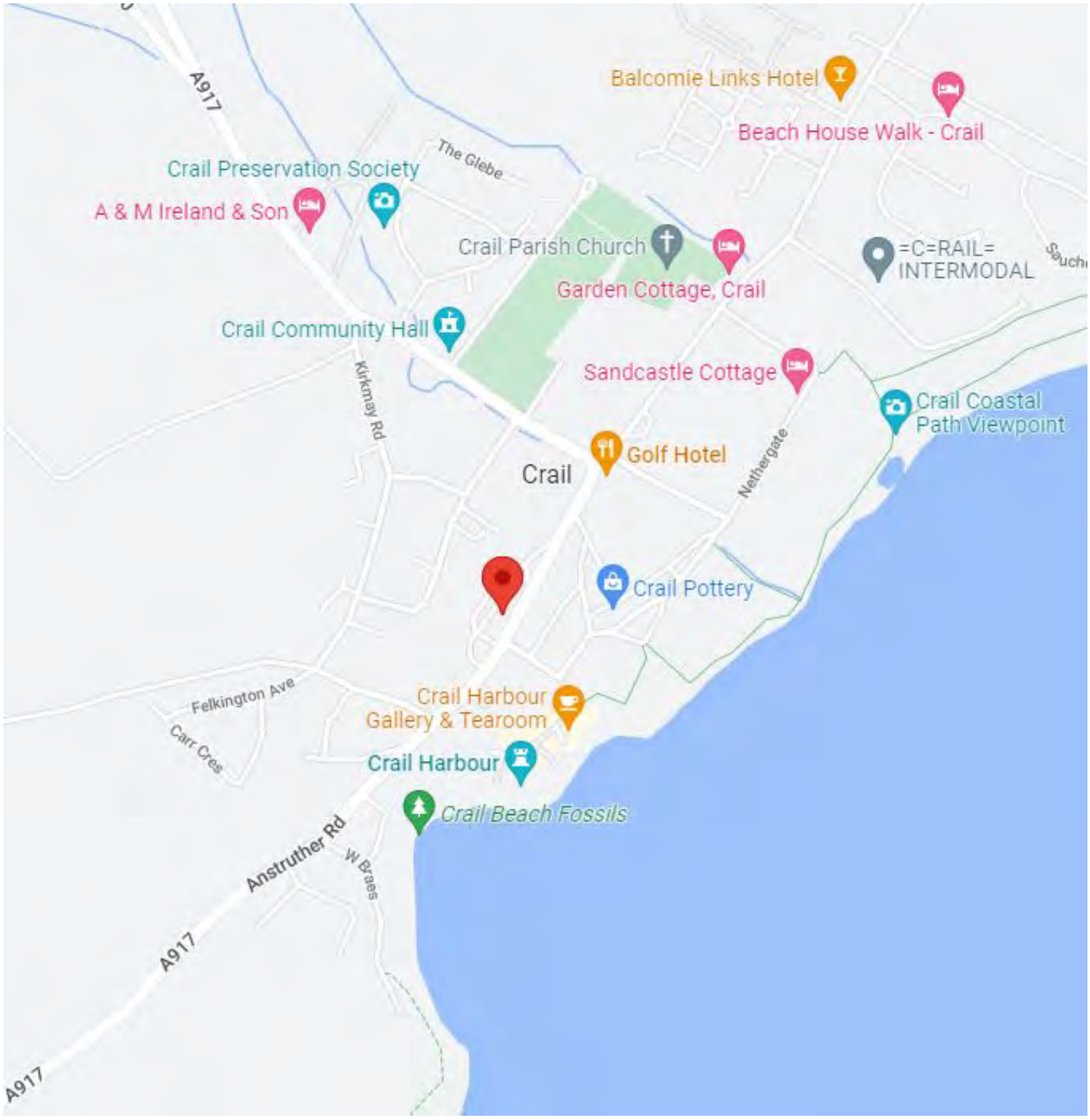

Viewing strictly by appointment through ORINSEN

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