



TO LET

LICENSED  
**CAFE**  
FULLY FITTED

The Court House,  
21-25 High Street,  
Kinross, KY13 8AW

**sba**  
scottish business agency

## leasehold £10,000 Premium

This represents an extremely unique opportunity to operate a licensed restaurant/cafe / bar within an established co-working space in Kinross.

The space has been operated by the current owner of the property, however as business grows they would prefer to outsource this to an experienced operator.

With a fitted kitchen and food prep area, hot food consent and alcohol licence, this has potential to be an extremely lucrative endeavour.

Brand new lease

30-40 internal covers,  
additional outdoor space

High footfall in the co-working space, potential for weekend and evening trade.



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# Description

The cafe currently trades 9-3, Monday-Friday. This presents a great opportunity for growth given the fact it has an alcohol licence and high potential for weekend trade. There is a consistent footfall within the business centre & co-working space.

This attractive sandstone property has been extensively renovated and is now a bustling hub of activity in the centre of town. The cafe would benefit from a brunch & lunch offering to compliment the surrounding business.

After the abolition of the county council in 1975, The Court House was converted for use as a business centre but continued to accommodate the local area offices of Perth and Kinross Council. In spring 2015, the current owner purchased the property and it was redeveloped and reopened, bringing one of the most historic buildings in Kinross back to life. The old prison yard is now a garden and patio space which is utilised by the business tenants and not part of the cafe lease.

Today, the Court House serves as a vibrant community hub, offering coworking spaces, meeting rooms, event venues, and a coffee bar. It has become a one-stop destination for various community activities, blending historical charm with modern functionality.

## Notes

- Fully fitted kitchen
- Large co-working space
- Fully converted courthouse and prison
- The current layout is subject to change, this is an early-stage conversation for a new operator to come in around May 2025.

## Tenure Details

Leasehold, £10,000 Premium

Starting Rent: £12,000 per annum, increase year 2 onwards. Terms to be discussed.

Brand new lease available

## Business Rates

The subject are entered into the valuation roll as having the following rateable value:

TBC

## EPC

A copy of the energy performance certificate (EPC) is available on request.



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# Kinross

## Location

Kinross, a charming town in Perth and Kinross, Scotland, offers visitors a blend of historical attractions, scenic beauty, and a variety of dining options.

## Tourism and Hospitality

Situated near the shores of Loch Leven, the largest loch in the Scottish Lowlands, Kinross serves as a gateway to natural and historical sites. Loch Leven is renowned for its nature reserve, attracting around 20,000 pink-footed geese every autumn. Visitors can explore the Loch Leven Heritage Trail, a 13-mile circuit ideal for walking and cycling, offering picturesque views and opportunities for birdwatching.

A notable historical landmark is Kinross House, a late 17th-century country house overlooking Loch Leven. Designed by architect Sir William Bruce, it is considered one of Scotland's finest examples of classical architecture. The estate's gardens and the nearby Lochleven Castle, where Mary Queen of Scots was imprisoned in 1567, provide rich historical context for visitors.



