



A.W. Gore & Co.

LICENSED PROPERTY VALUERS
Established 1890

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ON THE INSTRUCTIONS OF OXFORD HOTELS & INNS MANAGEMENT LTD

**NEW LEASE OR TENANCY TO BE GRANTED
NIL PREMIUM – INVENTORY AT VALUATION
FLEXIBLE “INGOINGS” AND TERMS
COMPETITIVE RENT**



**THE BARNS AT KINGSBARNS
5 MAIN STREET, KINGSBARNS, ST ANDREWS, FIFE, KY16 8TA**

MINIMUM CAPITAL REQUIRED £20,000
to include initial Inventory payment, trading deposit and stock at Valuation.

THE BARNs AT KINGSBARNs
5 MAIN STREET, KINGSBARNs, ST ANDREW's, FIFE, KY16 8TA

LOCATION

The Barns at Kingsbarns stands in the picturesque coastal village of Kingsbarns in Eastern Scotland, overlooking the Firth of Forth. The village is in a largely rural area, though the town of St Andrew's and its famous golf courses, lie close at hand.

DESCRIPTION

An attractive fully detached two storey property of stone built elevations under a sloping roof, with various additions to flank and rear.

TENURE

Our Landlord Clients are happy to grant either a traditional tenancy or longer assignable Lease on the property, depending on the level of Tenant investment. An initial rent of £35,000 per annum is sought and there will be a partial tie, though with a competitive barrelage discount scheme.

TRADE

We are advised that turnover for the year ending 30th April 2008 amounted to some £170,000 (including V.A.T.). Approximately half of this turnover was derived from letting accommodation. Limited trading information with regard to turnover can be made available to interested parties.

ACCOMMODATION

GROUND FLOOR

Left hand front **LOUNGE BAR** area in contemporary style with first quality trade inventory and banquette seating to part; **BAR SERVERY** with modern polished wood counter and back fitting; Right hand **LOUNGE BAR** area, in similar style and with feature fireplace; Central **LOBBY/ACCESS PASSAGE** with **LADIES, GENTS** and **DISABLED W.C's** off; Rear **DINING/FUNCTION ROOM** in similar modern contemporary style with fitted seating to part; Rear **ACCESS PASSAGE** with ground level **CELLARAGE, STORAGE AREA** and rear **WASH UP/FREEZER ROOM** off; **TWO LUXURY LETTING BEDROOMS** each with en-suite facilities; **PREPARATION LOBBY** off dining room to well fitted **CATERING KITCHEN** with heavy duty equipment and stainless steel extraction system.

FIRST FLOOR

TWO FURTHER LETTING BEDROOMS with en-suite facilities (may be suitable for tenant's accommodation); **OFFICE/LAUNDRY** room; central **LANDING & STAIRS DOWN**.

OUTSIDE

Front/right hand **TRADE PATIO AREA** with car parking spaces; Large left hand **CAR PARK** with **STORE SHED** off; Enclosed right hand **"COURTYARD" PATIO** area.

LICENCES

We are advised that the property enjoys a Premises Licence.

RATES

Fife Council informs us that the property is assessed to a Rateable Value of £16,100. The Uniform Business Rate payable for 2008/09 is at 45.8p in the £.

INVENTORY

A W Gore & Co will prepare an Inventory of the trade fixtures & fittings to be included in the sale at Valuation.

STOCK & GLASSWARE

This will be purchased in addition, at valuation, on the day of change and will include all wet and dry stocks, empties, containers, fuel, trade glassware and loose catering effects.

VIEWING

Formal viewing by appointment only via A W Gore & Go, Brighton (Tel: 01273 565621).

AGENT'S NOTE

Our Clients are looking to convert this unit, which is currently run under management, into a tenanted or leased operation as they feel it is more suited to an "owner operator". All aspects of the letting will be negotiable, as quality of operator is vital in the current financial climate where funding for leasehold/tenanted businesses is often of limited availability.

NOTE – Messrs A W Gore & Co as Agents for the Vendor give notice that (1) although every effort is made to ensure that these particulars are correct, no guarantee is given, neither do they constitute an offer, or any part of a contract. (2) All statements contained in these particulars are made without responsibility on the part of the Agents or their Client, and no statement contained therein to be relied upon as a statement of fact. An intending purchaser must satisfy himself, by inspection or otherwise, as to the correctness of the particulars, which are issued on the understanding that should the property have been disposed of or withdrawn, no liability is acknowledged as to any expenses incurred and that all negotiations respecting the property are conducted through Messrs A W Gore & Co. Applicants are urged to make a prior appointment in order to avoid a fruitless journey.