

## FOR SALE/MAY LET CAFÉ/RESTAURANT

MILLY'S KITCHEN, SUN CLOSE, BONNYGATE,  
CUPAR, FIFE, KY15 4BP

- ESTABLISHED CAFÉ/RESTAURANT
- ARRANGED OVER TWO FLOORS
- ATTRACTIVE HISTORICAL BUILDING
- EXCELLENT FIT OUT
- APPROXIMATELY 117.25 SQ.M (1,262 SQ.FT)

### LOCATION

The property is located on Sun Close, Bonnygate which is in the centre of the popular town of Cupar. The property has been used as a café/restaurant for a number of years and is a well-known destination for locals and those visiting from further afield.

Cupar is centrally located in Fife and had a population of approximately 9,000 and is an important hub for central and north east Fife with a wide range of facilities including local and national retailers, supermarkets, medical services, primary and secondary schooling and a train station with regular services to Scotland's Central Belt.

### DESCRIPTION

Milly's Kitchen is located on Sun Close which lies to the north of Bonnygate. The building is of traditional stone construction with and is arranged over two floors under a pitched slate roof and a modern extension under a flat roof. The ground floor accommodation includes a dining area, display counter, food preparation area and kitchen. There is also a feature open void to the first-floor dining area.

Stairs lead to the first floor where there is an open plan dining area and W.C's.

The property extends to approximately 1,262 sq.ft.

### SALE/LEASE

There is a preference to sell the property but leasing the subjects will be considered on full repairing and insuring terms.

Our clients are seeking offers over £130,000 for the property or a rent of £12,000 per annum.

A number of items including kitchen equipment, ovens and coffee machines may be available by separate negotiation.

### SERVICES

Mains electricity  
Mains water  
Mains gas  
Mains drainage

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G and can be provided on request.

### LEGAL

Each party will be responsible for their own legal costs and the incoming tenant will be responsible for any LBTT.

### ENTRY

To be mutually agreed.

### POSTCODE

KY15 4BP

### RATEABLE VALUE

The property has a rateable value of £9,800.

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///timely.finer.edits



## VIEWING AND FURTHER INFORMATION

Viewing is by appointment only.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

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## IMPORTANT NOTES

These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.

