



# FOR SALE - Rare Opportunity

**RESTAURANT**

**6A GREYFRIARS GARDEN, ST ANDREWS, KY16 9HG**

Rare opportunity to purchase attractive restaurant premises

Refurbished and contemporary unit

Excellent town centre location leading to golf courses

Ready for immediate occupation

Offers in excess of £650,000 are invited

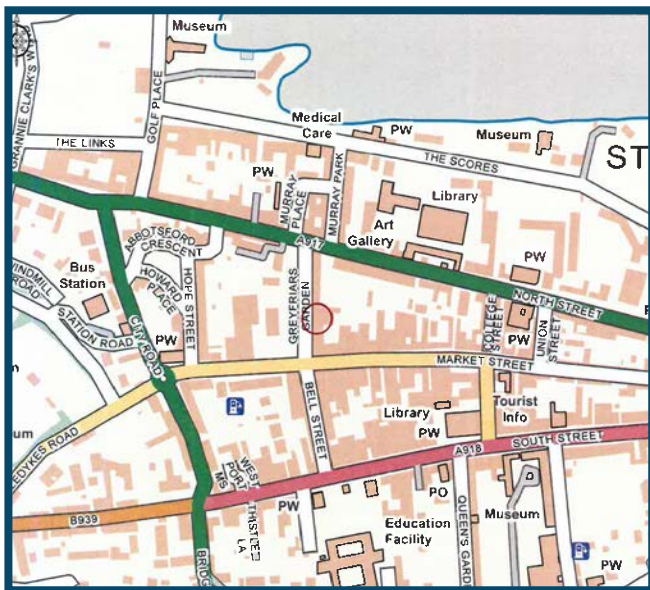
**LOCATION:**

St Andrews, an historic town and tourist destination, is host to Scotland's oldest University which is held in high academic regard throughout the country. The town is, however, best known as the "Home of Golf" enjoying a strong international reputation and appeal.

The resident population is around 14,000 this being greatly boosted by University staff and student numbers of almost 9,000 and by both UK and international tourists who visit throughout the year. In addition, the town serves an extensive catchment area in rural north-east Fife. There are good communication links by road to Edinburgh, Perth and Dundee with a mainline station at nearby Leuchars.

The subjects occupy a prominent position off the east side of Greyfriars Garden a short distance north from its junction with Market Street in an excellent town centre location leading to the famous Old Course and the West Sands; surrounding properties are a mix of traditional residential and other complimentary restaurants, shops and licensed premises. The popular Students Union lies nearby with the property also close to the prime retail section of Market Street.

The location of the subjects is shown on the undernoted plan:

**DESCRIPTION:**

Former retail premises now fully converted and refurbished to form an attractive and contemporary restaurant contained on the ground floor of a two storey and attic traditional mid terrace building. The frontage incorporates a large picture/display window and main side entrance door all set within a traditional painted surround.

**ACCOMMODATION:**

We calculate that the subjects extend to the following gross internal area: 115 sq. m (1,240 sq. ft) with the accommodation laid out as follows:

Entrance Vestibule, Reception/Dining Area, Bar Servery, Open Kitchen, Rear Restaurant, Stores and Toilets.

The above floor area has been calculated for agency purposes only and should not be adopted for any other purpose.

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificate (EPC) will be made available to interested parties.

EPC - Rating G (134)

**ASSESSMENT:**

We have consulted the Fife Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) and note that the premises are entered in the current Valuation Roll as follows:

Rateable value - £25,300

**PRICE:**

Our client seeks offers in excess of £650,000 for the heritable interest, to include remaining trade fixtures and fittings.

**ENTRY:**

Early entry can be given on completion of legal arrangements.

**VIEWINGS:**

All viewings must be accompanied and arranged via the marketing agents.

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