

# DM HALL

## To Let

Cafe/Retail



Cafe (Formerly  
Muddy Boots)  
Balmalcolm Den  
Cupar  
KY15 7TJ

153 SQ M  
1,651 SQ FT

# Property Details

- High quality former farm café
- Forms part of a larger, multi-use building
- 70+ covers inside / 50+ outside
- Cafe use/Class 1 consent
- Well equipped commercial kitchen
- Ample on-site parking
- Rent £16,500 per annum

## LOCATION:

Cupar is a former market town in North East Fife with a resident population of approximately 9,000. The town lies approximately 11 miles to the north-east of Glenrothes, the main administrative and commercial centre for the area, while the historic university town of St Andrews lies some 9 miles due east. Cupar benefits from having a mainline railway station, together with good road links providing access to the Central Scotland motorway network.

The café is located at Balmalcolm Den on the outskirts of Kingskettle, 5 miles southwest of Cupar and 5 miles east of Falkland. It is set within an area of surrounding natural scenery with 15 acres of woodland and a public footpath, which is well used by walkers and cyclists. There is ample parking on site.

## DESCRIPTION:

The property forms a large open plan café benefiting from excellent natural daylight. This appealing 70+ cover café enjoys a well-appointed kitchen with extraction. There is an outdoor deck and paved area accessed by sliding glass doors, which has additional cover for 50+.. There is a large outdoor BBQ station and additional baking/refrigeration area.



# Property Details

The café is serviced with a Biomass heating system. Heating via the biomass will be charged as a percentage of the cost of fuel used every quarter, the café is estimated to use around 30%. Wood for the log burner to be sourced by tenant. Water charges are approximately 40% of the water bill. Percentages may be adjusted accordingly. The toilets are shared with the adjoining unit. Included within the rent will be toilet amenities (toilet paper, cleaning products etc.), servicing and maintenance of the CCTV security and fire alarm system, biomass servicing, and car park maintenance.

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows:

Floor	Accommodation	sq m	sq ft
Ground	Café	135	1,453
Ground	Kitchen	18.41	198
<b>TOTAL</b>		<b>153.41</b>	<b>1,651</b>

## LEASE TERMS:

Rental offers in the region of £16,500 per annum.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is A.

## NON-DOMESTIC RATES:

The subjects form part of the larger premises and therefore, an apportionment of the Rateable Value will be payable to the landlord. For the year 24/25 this equates to a payment of £5,250 but is subject to change dependent upon the specific rates liability throughout the term of the lease.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.



# Property Details

## VAT:

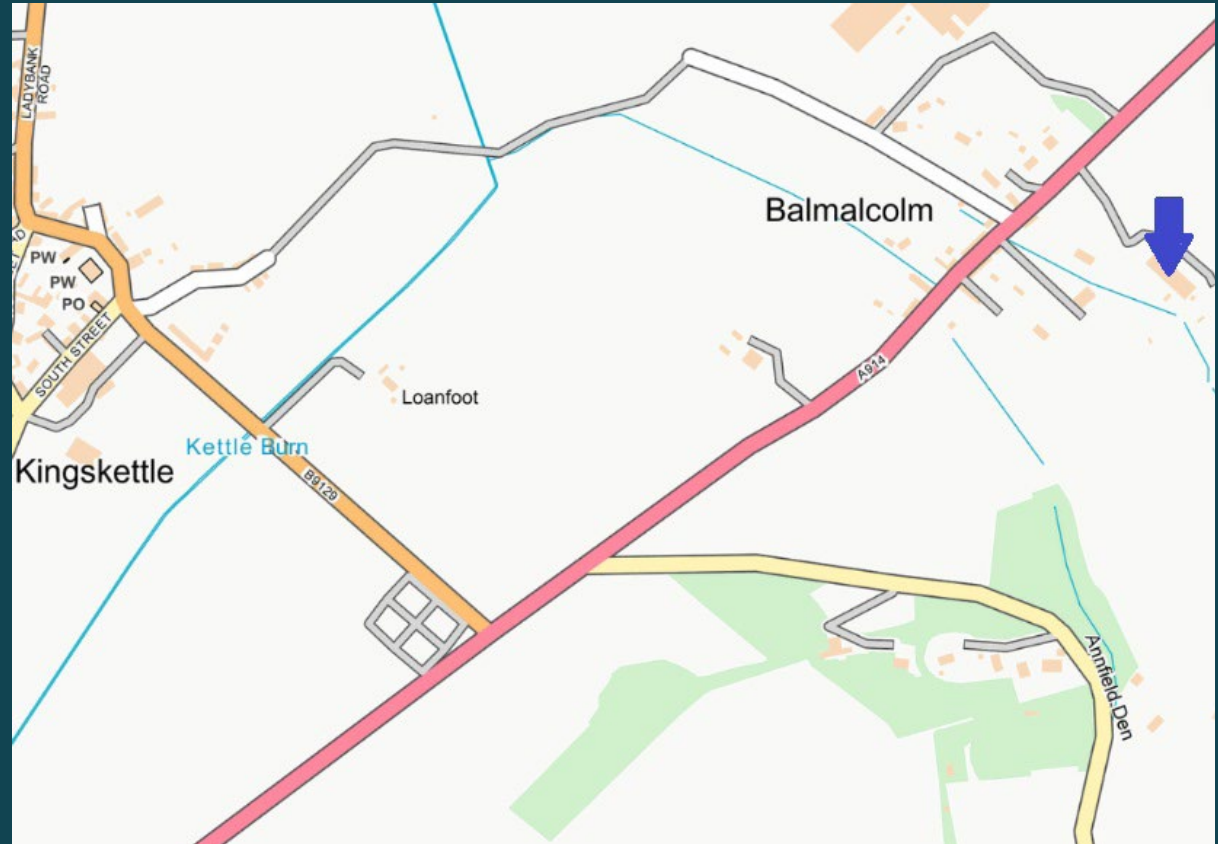
All prices quoted are exclusive of VAT, which is not charged.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Make an enquiry

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**01383 604 100 (Agency Department)**

**DM HALL**



Regulated by  
**RICS**

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.