



Drysdale
& COMPANY

THE BRUCE INN

Accommodation and Restaurant/Bar Opportunity re-establish the business within the popular village setting.

Commerical

Ground floor split-level public area
Commercial kitchen
Beer garden and external seating
3 letting rooms (first floor)

Owner's Apartment

2 bedrooms
1 Bathroom

Contact Us

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**THE
BRUCE
INN**

**23 HIGH STREET
FALKLAND
CUPAR
FIFE**

KY15 7BZ

To Let

New lease premium - £25,000

Annual rent

£31,200

Freehold sale

Offers over £495,000





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Executive Summary

- Unique opportunity to take on a village pub with rooms
- Ground floor split-level public area
- Commercial kitchen
- Beer garden and external seating
- 3 letting rooms at first floor
- 2 bedroom owner's apartment at 2nd floor
- Available on a To let /May Sell basis

To Let

New lease premium - £25,000

Annual rent

£31,200

Freehold sale

Offers over £495,000

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Location

The Bruce Inn is situated in a central position on High Street within the popular Fife village of Falkland. Enjoying a semi-rural setting, Falkland is famous for its palace and gardens which were built in the early 16th Century and now considered one of Scotland's finest Renaissance Palaces. The village was also used in the popular Outlander series where it was depicted as 1940's Inverness.

The village is only an hour's drive from Edinburgh and less than 20 miles from both Perth and St Andrews. Fife in general is very popular with outdoor enthusiasts, especially golfers, with numerous Championship grade courses available within half an hour's drive to include; Ladybank, Dumbarnie Links, Kingsbarns and numerous quality courses in St Andrews to include the famous Old Course.

General Description

The Bruce Inn is situated immediately opposite Falkland Palace and is on the site of a house first constructed in 1607 and used by the Royal Falconer. The mid-terraced property is of traditional stone construction and set over 3 levels.

The ground floor includes the main public space, a snug bar area to the front with a selection of furniture and a wood burning stove. The toilets are also accessed off this front section.

A small open staircase leads up to the rear dining space which includes a compact bar servery, and access to the beer garden and external seating is taken from this area.

To the rear-most section of the ground floor is a commercial kitchen.

The first floor includes 3 letting rooms, one family room with a double and single bed which also benefits from ensuite facilities. There is a large double room with timber panelled floor, and a further single room which has a private shower room.

The second floor level includes an owner's or manager's apartment which includes lounge, kitchen to the rear, bathroom and 2 double bedrooms.

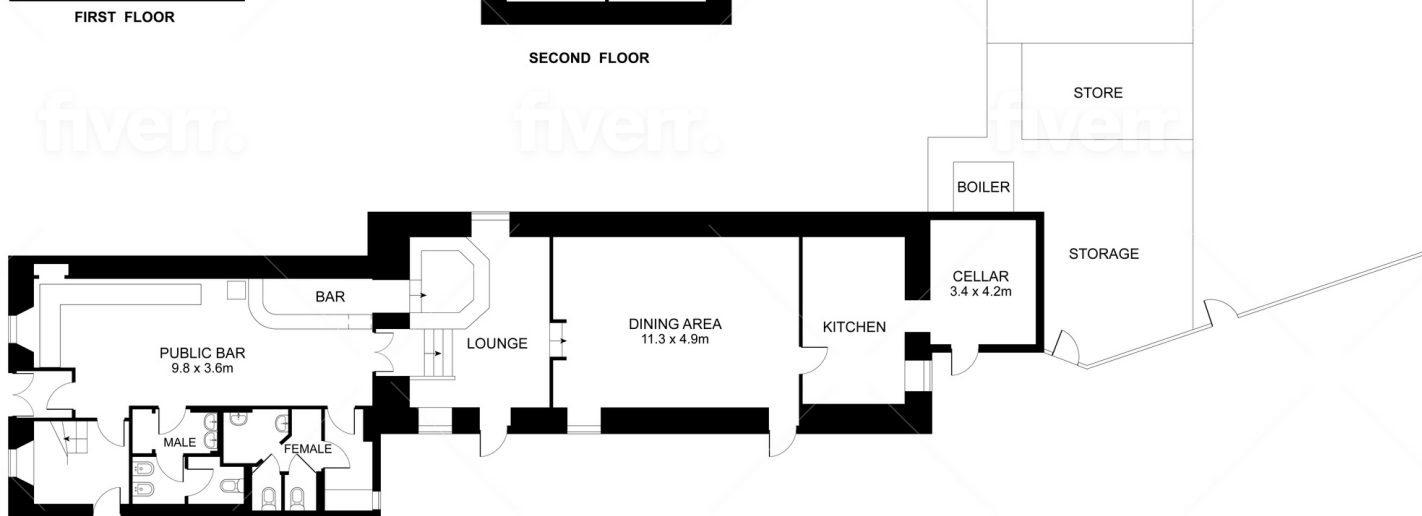
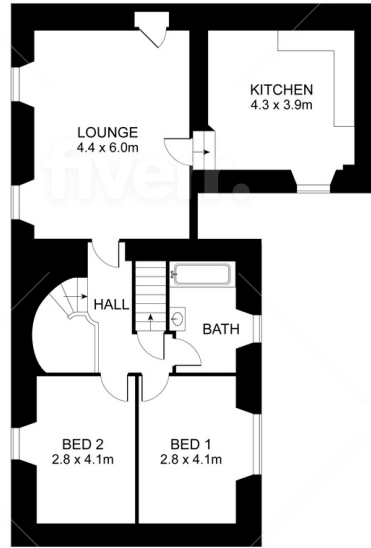
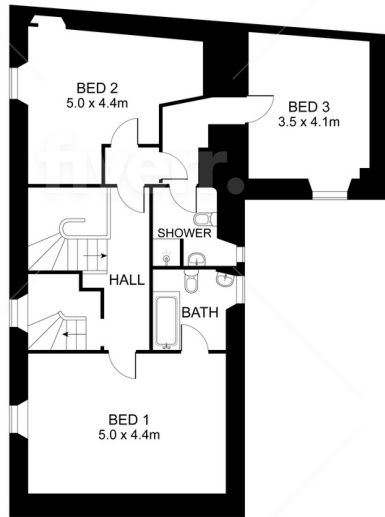


Exterior

- From High Street there is a pend leading down the side of the property which provides private access to the letting rooms and apartment noted above and also leads to a decked seating area to the side of the pub.
- A further fenced beer garden is provided to the rear.



Floorplan



The Business

Opportunity:

The previous tenant has recently left and as such vacant possession is available immediately. The owners would consider offers on a leasehold or freehold basis. The Inn is well known locally and within the wider catchment area and would suit an owner-operator to re-establish the business within the popular village setting.

Price:

To Let: Leasehold offers around £25,000 for a new ingoing lease premium.
Annual rent – offers over £31,200 (£600 per week)

Freehold: Offers over £495,000

Rateable Value:

The Rateable Value (2023) is £10,400 apportioned £1,600 Residential and £8,800 Commercial. As such the property benefits from 100% Small Business Rates Relief.

EPC:

EPC Rating E, available on request

Get in touch

For inquiries and viewing appointments, please contact:



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About The Bruce Inn:

The Bruce Inn is a historic building opposite Falkland Palace, offering a blend of tradition and modernity. This mid-terraced property, with its snug bar, dining area, and commercial kitchen, presents a lucrative opportunity for hospitality ventures. Boasting three letting rooms and an owner's apartment, it's ideal for entrepreneurs seeking to invest in the thriving hospitality sector. Don't miss out on this unique commercial property with a rich heritage.

Drysdale & Company specialise commercial property investments

Looking for guidance within the commercial property market?

Get in contact with Drysdale and Company today