

TO LET/MAY SELL
CAFE/RESTAURANT PREMISES



**43 Main Street,
Milton of Balgonie,
KY7 6PX**

- Well Proportioned cafe/restaurant premises
- Associated car parking
- Good quality fitted kitchen
- GIA — 183.58 sq.m/1,976 sq.ft

LOCATION DESCRIPTION

The subjects are situated in the small Central Fife village of Milton of Balgonie which is positioned on the A911 trunk road connecting with the larger town of Glenrothes which is 2 miles to the west, with the Levenmouth conurbation to the east.

The subjects are situated on the north side of Main Street which is the principal thoroughfare through the small village of Milton of Balgonie.

The village is principally of residential nature and has a semi-rural feel, albeit it is situated close to larger conurbations.

The subjects are bounded on 3 sides by residential properties and has a frontage and vehicular access directly onto Main Street.

DESCRIPTION OF PROPERTY

The subjects comprise the ground floor of a two storey detached building which is fitted out as a restaurant.

The main original building is of traditional stone construction with a painted finish. The building is surmounted by a very shallow pitched roof which appeared to be clad in a zinc covering.

There are single storey extensions to the side (west) and rear (north) elevations which are of brick construction with mono-pitched and tiled roofs. External rainwater goods were noted to be mainly of PVC with some cast iron sections, and window units are all PVC framed and double glazed.



There are 2 principal entrances at ground floor level, one being directly from the pavement on Main Street, and one to the side from the car park giving access.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Gross Internal Area basis:

AREA / FLOOR	SQ M	SQ FT
Ground	183.58	1,976

RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £11,600.

RENT / SALE PRICE

Price on application.

LEGAL COSTS

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

VAT

All prices quoted are exclusive of, but may be subject to, VAT.

EPC

EPC will be available upon request.

VIEWINGS

By appointment with the sole marketing agents.



To arrange a viewing please contact:



DUNCAN FRASER

Director

duncan.fraser@g-s.co.uk

07769 377 431



LINDA FORD

Property Agent

linda.ford@g-s.co.uk

07810 417 738

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5. Date Published: July 2026

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