

CHIQUITO

FIFE LEISURE PARK • DUNFERMLINE • KY11 8EX

Heritable Restaurant For Sale/To Let

The Savills logo consists of a solid yellow square with the word "savills" written in a lowercase, sans-serif font in a dark color.

Licensed Leisure
www.savills.co.uk/licensedleisure

SUMMARY

- + Heritable restaurant for sale/to let
- + Prominent out of town leisure destination
- + Nearby occupiers include KFC, Adventure Golf Island, McDonald's, Odeon, Hollywood Bowl, Nandos, and Premier Inn
- + Located within the 250,000 sq ft Fife Leisure Park
- + GIA approx 328.7 sq m (3,358 sq ft)
- + Confidential sale - staff unaware



CHIQUITO FIFE LEISURE PARK, DUNFERMLINE KY11 8EX

savills

LOCATION

The property is located to the east of Dunfermline within Fife Leisure Park adjacent to the M90. The site is located 2.8 miles east of the centre of Dumferline, 10.6 miles west of Kirkcaldy and 11.0 miles north west of Edinburgh.

The Chiquito's occupies a prominent position within Fife Leisure Park which is one of Scotlands largest retail and leisure desintations at over 250,000 sq ft. The park is anchored by Odean cinema and a 50,000 sq ft Dobbies garden centre. Other nearby occupiers include KFC, Adventure Golf Island, McDonald's, Hollywood Bowl, Nando's, Premier Inn, Tony Macaroni, Smash Burger, Sweet Chestnut (Marston's), Bannatyne Health Club, Pizza Hut, and Carlton Bingo.

DESCRIPTION

The site is broadly rectangular in shape and comprises a detached building of steel frame construction beneath a flat roof with part glazed and part block elevations. To the rear of the site is a car park with parking for approximately 57 vehicles. There is further car parking for all operators within the leisure park to use.

ACCOMMODATION

The premsies are configured to provide accommodation all at ground floor level with the bar servery to the left of the main entrance and seating on a variety of tables, chairs and fixed booth seating. Ancillary accommodation includes an open plan commercial kitchen, customer WC's, office, cellar, staff changing and storage rooms.

AREAS

The property has the following gross internal area:

Ground 328.7 sq m (3,358 sq ft)

TENURE

Heritable

RATEABLE VALUE

2017 Rateable Value: £102,000

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol from 11:00 to 00:00 Monday to Sunday.

PLANNING

Our verbal enquiries of the local authority have revealed the property is not listed nor is it situated within a conservation area.

ENERGY PERFORMANCE

G - 184



FIXTURES AND FITTING & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

GUIDE PRICE

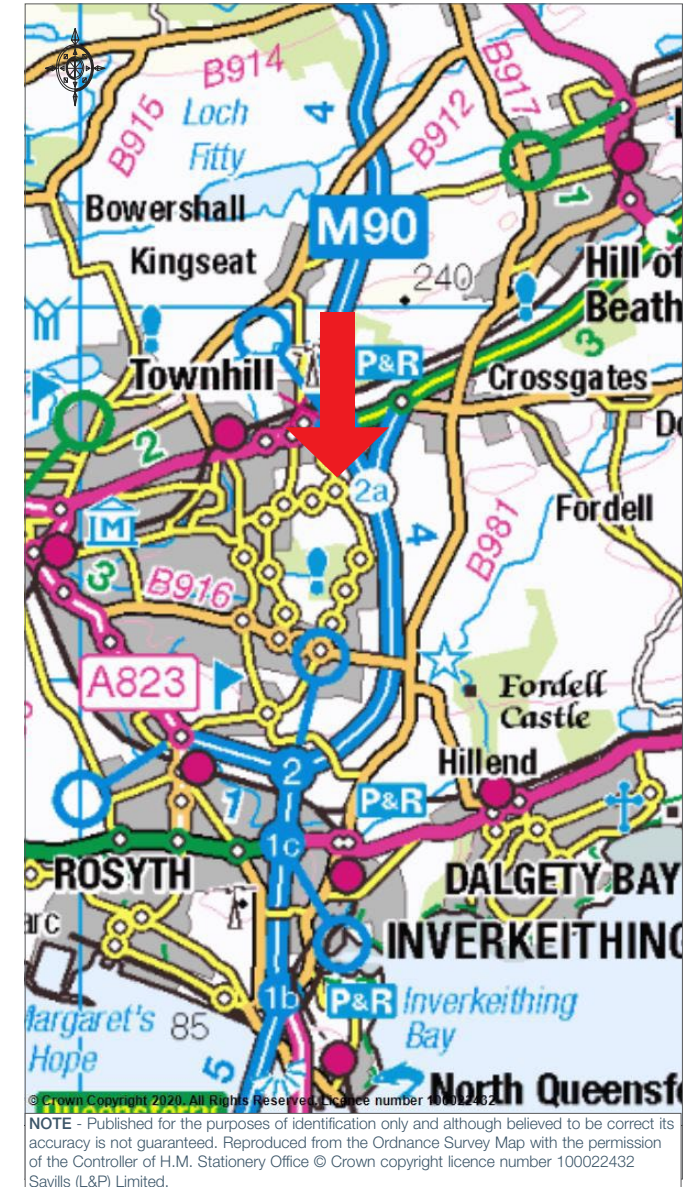
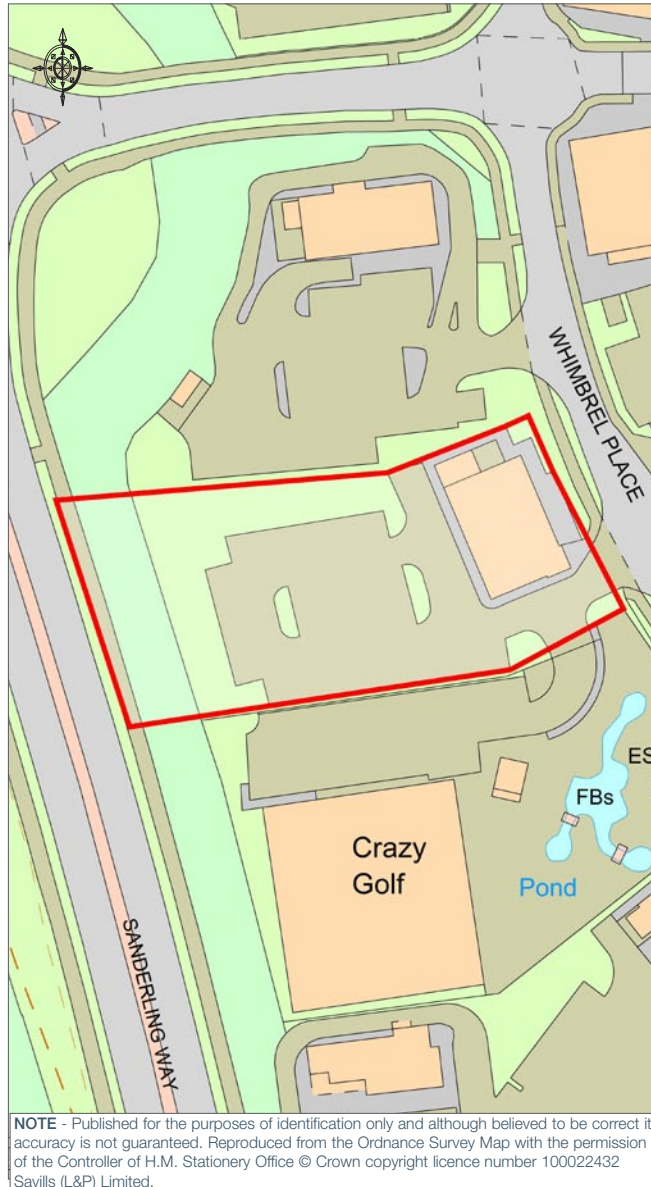
Offers are invited for the benefit of our clients heritable interest. Alternatively rental offers are invited for a new lease.

VIEWING AND CONTACTS

All viewings must be arranged strictly by appointment with the sole selling agents Savills. Under no circumstances should any direct approach be made to any of our clients' staff.

John Menzies
T: 014 1222 4126
M: 07808 479265
john.menzies@savills.com

Stuart Stares
T: 020 7299 3088
M: 07807 999841
sstares@savills.com



Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed. Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office © Crown copyright licence number 100024244 Savills (L&P) Limited. Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

January 2020