

REDUCED PRICE

MICHELIN STAR RESTAURANT

- > "THE CELLAR" LOCATED IN THE POPULAR TOURIST DESTINATION OF ANSTRUTHER IN EAST NEUK OF FIFE
- > AWARDED MICHELIN STAR IN 2015 AND RETAINED EVER SINCE
- > STRONG TURNOVER AND PROFIT LEVELS
- > BEAUTIFULLY PRESENTED PREMISES
- > AREA – 153.09 SQ. M. (1,648 SQ. FT.)
- > OFFERS IN REGION OF £390,000



FOR SALE

THE CELLAR, 24 EAST GREEN, ANSTRUTHER, KY10 3AA

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LOCATION

Anstruther is the largest village on this stretch of the north shore coastline of the Firth of Forth within the East Neuk of Fife region. The resident population is understood to be circa 3,500 persons and the village lies 9 miles South East of St Andrews. Neighbouring villages include Pittenwem, Cellardyke and Crail.

Anstruther was originally a fishing village and is home to the Scottish Fisheries Museum however its main industry is now tourism although other small-scale manufacturing and service industries continue.

Anstruther has several local amenities including primary schooling, Waid Academy for secondary education, a supermarket and a variety of shops. St Andrews, Cupar, Dundee, Kirkcaldy and Glenrothes are all within commuting distance and Edinburgh is approximately 1 hours' drive.

The subjects are located upon East Green a mixed residential and commercial location a short distance from Anstruther Town Centre.

DESCRIPTION

The Cellar is a small family-owned restaurant located to the rear of the Scottish Fisheries Museums boat yard, in the historic harbour town of Anstruther.

Built in the 16th Century The Cellar was previously used as a net store, smoke house and served as a cooperage. making and housing barrels for the East Neuk's herring fleet.

They are contained within 2 adjoining terraced buildings which are Category 'C' Listed. The restaurant comprises the lower ground floor of a 3 storey and attic property which links into a single storey section to the rear.

The main walls are of solid stone construction with the roof over being pitched and clad in a combination of slate and pan tiles.

The accommodation is beautifully presented creating a warm and welcoming environment with log burning fires.

ACCOMMODATION	M ²	ft ²
Ground Floor		
Entrance/Reception Area, Bar,		
Restaurant, Kitchen, Preparation Area,	153.09	1,648
Stores and Toilet Facilities.		
TOTAL	153.09	1,648

EPC

Awaiting further details.

PRICE

Our client is inviting offers in the region of £390,000.

RATEABLE VALUE

£16,800

VAT

Prices are quoted exclusive of VAT.

BUSINESS

After spending most of his career working in some of the countries best restaurants local chef Billy Boyter returned home to Anstruther in 2014 to reopen The Cellar with his family.

The restaurant was awarded a Michelin Star in 2015 and has retained it each year since. The ever-evolving multi course tasting menu is inspired by seasonal Scottish produce and foraged ingredients gathered from the local coastline and countryside by Billy and his team. The restaurant works passionately with local farmers, suppliers and producers, to bring its guests the best possible produce throughout the seasons, enabling them to create a purposefully designed and thoughtful dining experience



MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agent
Trading accounts will be provided to all genuinely interested parties.



For further information or viewing arrangements please contact the Joint agents:

Shepherd Chartered Surveyors 11 Wemyssfield Kirkcaldy, KY1 1XN – 01592 205442

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