admiral
TAVERNS



WHEATSHEAF, KIRKCALDY

KIRKCALDY, KY1 1RW

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Recently refurbished to a high standard
- Live music venue
- String established business

YOUR INVESTMENT:
£3,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Wheatsheaf is set in Kirkcaldy, nicknamed the Lang Toun in reference to the towns main road. Steeped in history dating back to the bronze age and now surrounded by theatres, museums and art galleries this area is known as the service centre for the Fife area, with direct access via the A92 to the M90 towards Edinburgh. Located just off the main street and described as a “wee gem” The Wheatsheaf brings the town alive with its traditional intimate friendly feel, fantastic food offering and live music encouraging a loyal customer base and a friendly welcome.

Pub Layout

The entrance from the street leads you to the main bar area. Recently refurbished, this is an open plan, one room operation surrounded by fixed and loose seating, low beamed ceilings with snug areas for warmth and privacy. The bar to the left of the entrance is a predominant dark wooden feature creating the traditional feeling throughout, however the light walls provide a warm, open space with a hot holding food area alongside the bar which providing an excellent servery to the customers.

TRADING STYLE

The Wheatsheaf embodies the essence of a traditional, community-focused pub, offering a wet-led reliable and comfortable setting for locals to socialize and enjoy themselves. Its combination of daytime trade, evening entertainment, and loyal customer base contributing to its status as a cherished establishment with a strong trading history. As a wet-led establishment, the Wheatsheaf places emphasis on serving a wide range of beverages, likely including beers, ales, spirits, and perhaps some wines. The pub offers a selection of back bar food, likely consisting of simple, hearty dishes that complement the drinking experience. Primarily during the daytime, catering to locals looking for a casual drink and perhaps a bite to eat. However, it also offers music-led entertainment in the evenings and weekends, likely drawing in a broader crowd seeking live music or other performances.

ACCOMODATION

Private Accommodation
There is no private accommodation at this site.

FINANCIAL

Annual Rent: £16,500
Security Deposit: Initial deposit of £1,000 building up to £5,000 or the equivalent of three months’ rent, whichever is greater
Working Capital: £1,000
Stock: £1,000
Fixtures and Fittings: To be confirmed upon valuation – f
unding options available for the right licensee.
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks

Cask Ale
Food Preparation Area
Live Music

Email: recruitment@admiraltaverns.co.uk
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admiraltaverns admiral_taverns

BDM VISION

Admiral Taverns are seeking a licensee who is familiar with the area and its residents, understanding their preferences and needs. They should actively engage with the loyal customer base, building relationships and listening to feedback to continuously improve the pub's offerings. Admiral Taverns is likely seeking someone with a vision for the pub's food offerings, someone who can elevate the existing back bar food and potentially expand the menu to cater to a broader range of tastes. The licensee should demonstrate a strong drive and passion for making The Wheatsheaf a central hub of the community. This might involve organizing events such as session music or open mic nights to attract new customers while maintaining the pub's traditional daytime atmosphere. Maintaining excellent standards is key to the success of The Wheatsheaf, prioritizing good quality beers and ales, exploring new opportunities for growth and ensuring that locals have a enjoyable experience every visit will ensure The Wheatsheaf's success.



Cask Ale



Food Preparation Area



Live Music

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