



# THE EMPIRE BAR

413 HIGH STREET, LEVEN, KY8 3QP

# The Empire Bar is a fantastic business that is trading successfully but has room for growth with the new owners.

The business itself is situated over the ground level and can be utilised in different ways. Located in the heart of Methil this family business has a great reputation for entertainment and live music.

Ground level: Ancillary space includes two sets of ladies' and gents' WCs that can independently serve the bar and access to the rear courtyard that is fully enclosed. There is a great opportunity to add a professional kitchen which can grow the business in many ways.

The bar itself opens up to offer a further space which accommodates live music and parties. A well-designed cocktail bar sits off the main bar.

The business has its own private courtyard to the rear that is accessed through the gates.



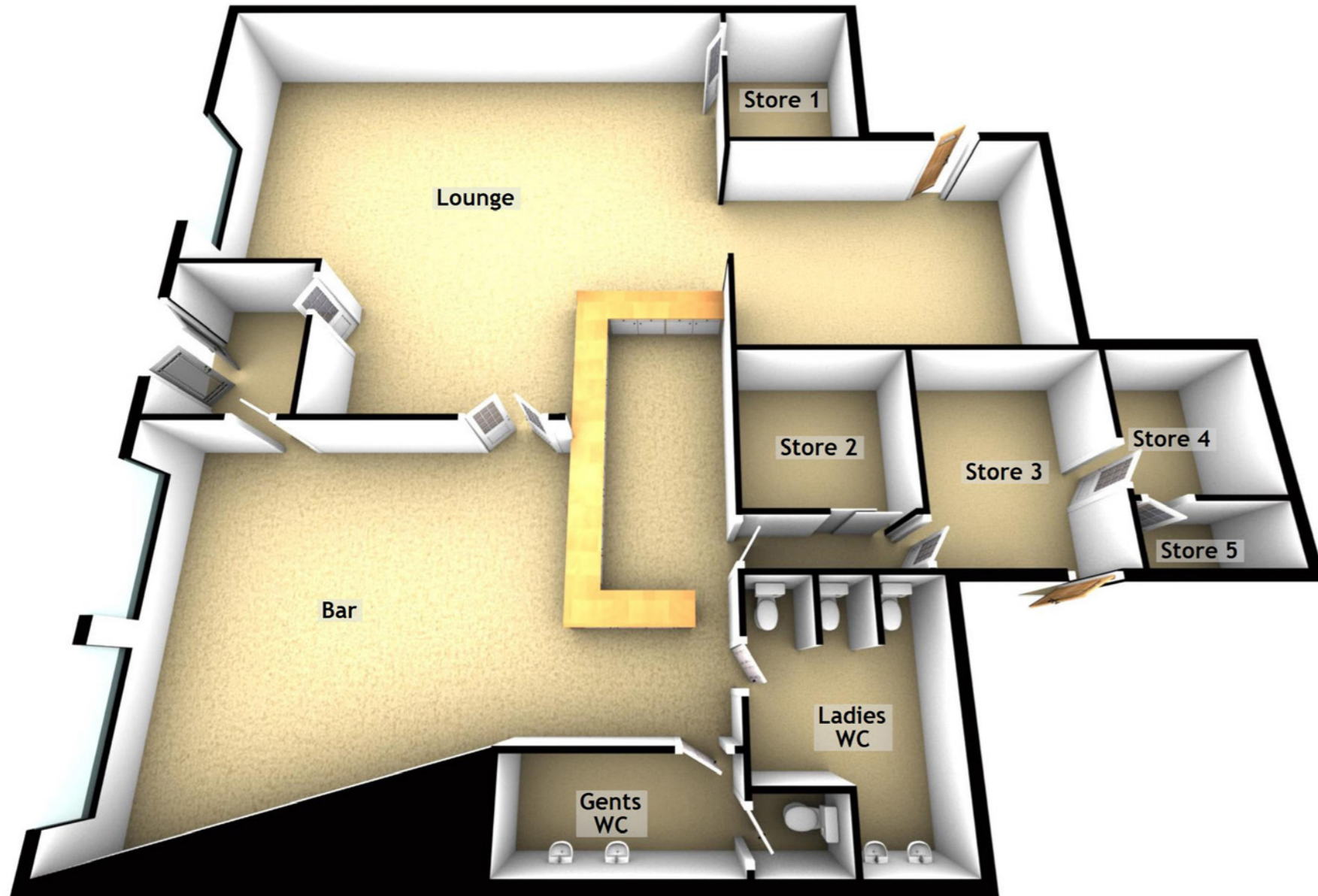
# The BAR



# The LOUNGE & TOILETS



# The FLOOR PLAN & DIMENSIONS



### Approximate Dimensions (Taken from the widest point)

Lounge	14.70m (48'3") x 8.20m (26'11")
Bar	6.60m (21'8") x 6.60m (21'8")
Store 1	2.90m (9'6") x 2.30m (7'6")
Store 2	2.70m (8'10") x 2.60m (8'6")
Store 3	3.50m (11'6") x 3.00m (9'10")
Store 4	2.40m (7'10") x 2.30m (7'7")
Store 5	2.30m (7'7") x 1.00m (3'3")
Ladies WC	3.90m (12'9") max x 2.90m (9'6")
Gents WC	3.30m (10'10") x 1.50m (4'11")

Extras (Included in the sale): Fixture and fittings.

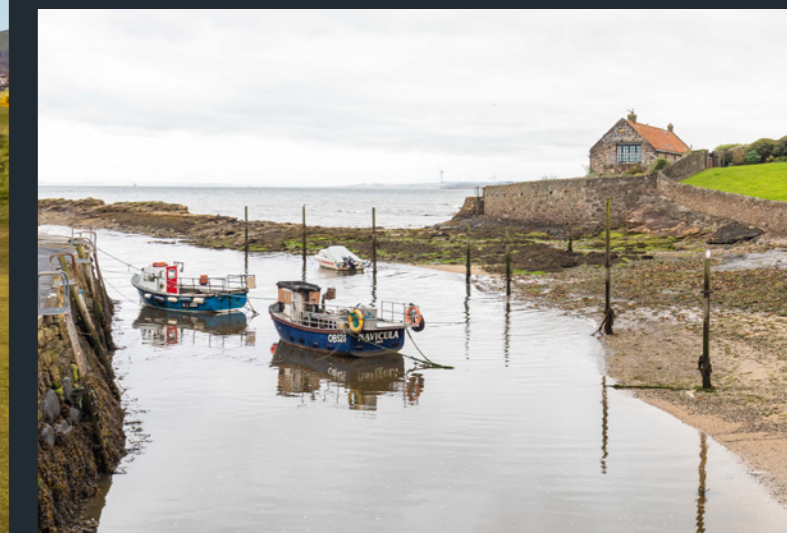


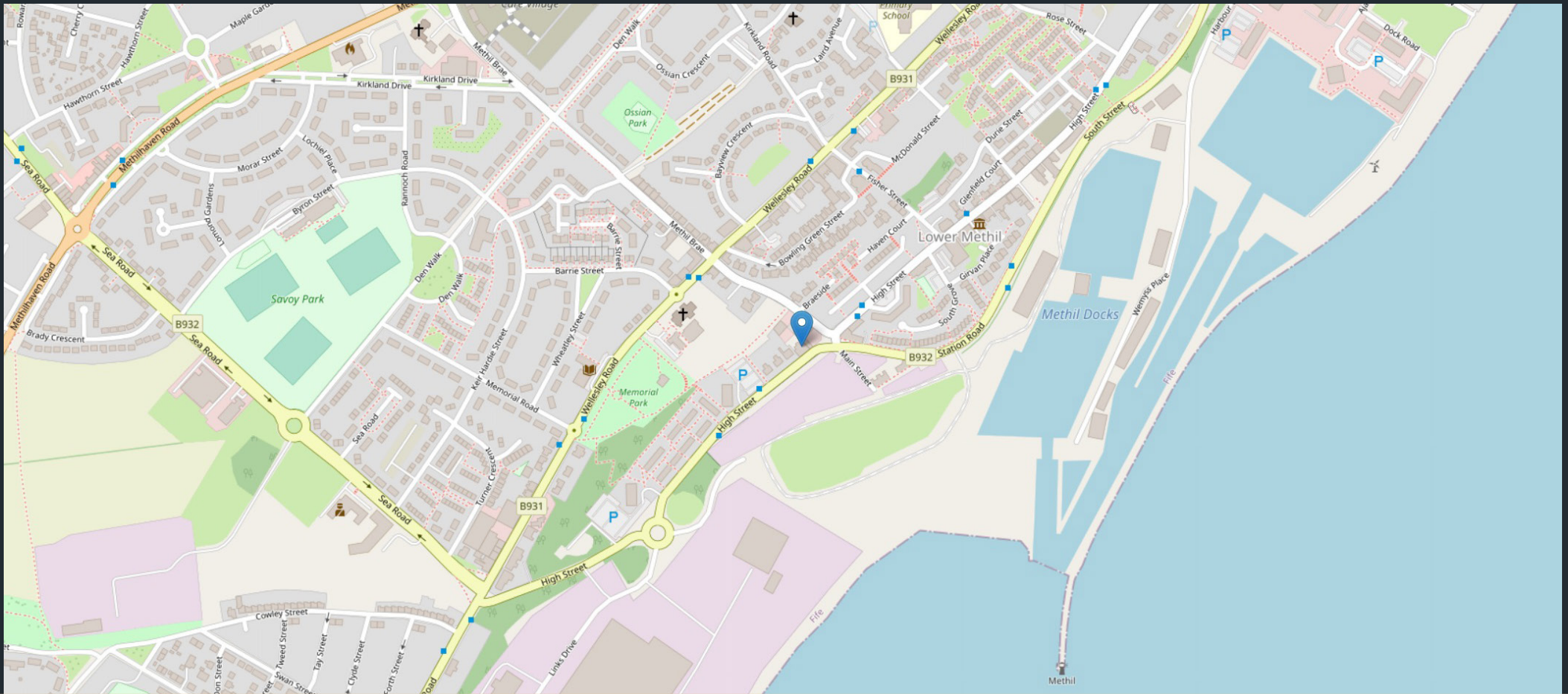
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Methil is an eastern coastal town that rests within a continuous urban area described as Levenmouth and lies between Largo Bay to the east and Wemyss Bay to the west.

The town of Leven is an unassuming but cosy little community with a seaside location and beautiful walks that can be found on Letham Glen and there are a wonderful variety of woodland walks and nature trails worth investigating. The promenade is part of the Fife Coastal Path that stretches for over 150 miles from the Firth of Forth to the Firth of Tay. Levenmouth Leisure Centre is an all-weather attraction with a large, modern indoor swimming pool and sports facilities.





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