

Palace Cafe



Palace Buildings, 114 Queensferry Road, Rosyth, KY11 2QZ



Rosyth

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Rosyth is located on the Firth of Forth some three miles south of the centre of Dunfermline. Within Rosyth's main thoroughfare, there is a good selection of shopping for everyday requirements including a local Tesco supermarket.

This is an excellent commuter base for those traveling north and south of the Forth Bridges by road or rail. The Ferry toll park and ride facility at Halbeath provides a stress-free and economical way or commuting to Edinburgh and the Airport ensuring Rosyth's status as a commuter town. Rosyth also has its own railway station offering regular services in and around the Fife circle. Queensferry Road is one of the main roads in the town with ample car parking nearby.





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McEwan Fraser Legal is delighted to present to the market this nicely presented, good going business that has been trading for the last 25 years. Three generations of clients keep coming back to this café with its' simple, friendly approach. The café and its current owners achieve on average 4.5-star reviews, a testimony to all their hard work over the years.

Internally there is the main body of the café with 22 covers. This could be extended subject to any permission required. There is permission granted for external tables and chairs thereby extending the number of covers. The cafe has a large window and a glazed door. A serving counter area with a glass display cabinet for cakes etc. sits to the far end. Behind this is the kitchen, currently equipped with two fryers, two griddles, two fridges and

two freezers, sink and tap. A toilet serves male, female and disabled clients.

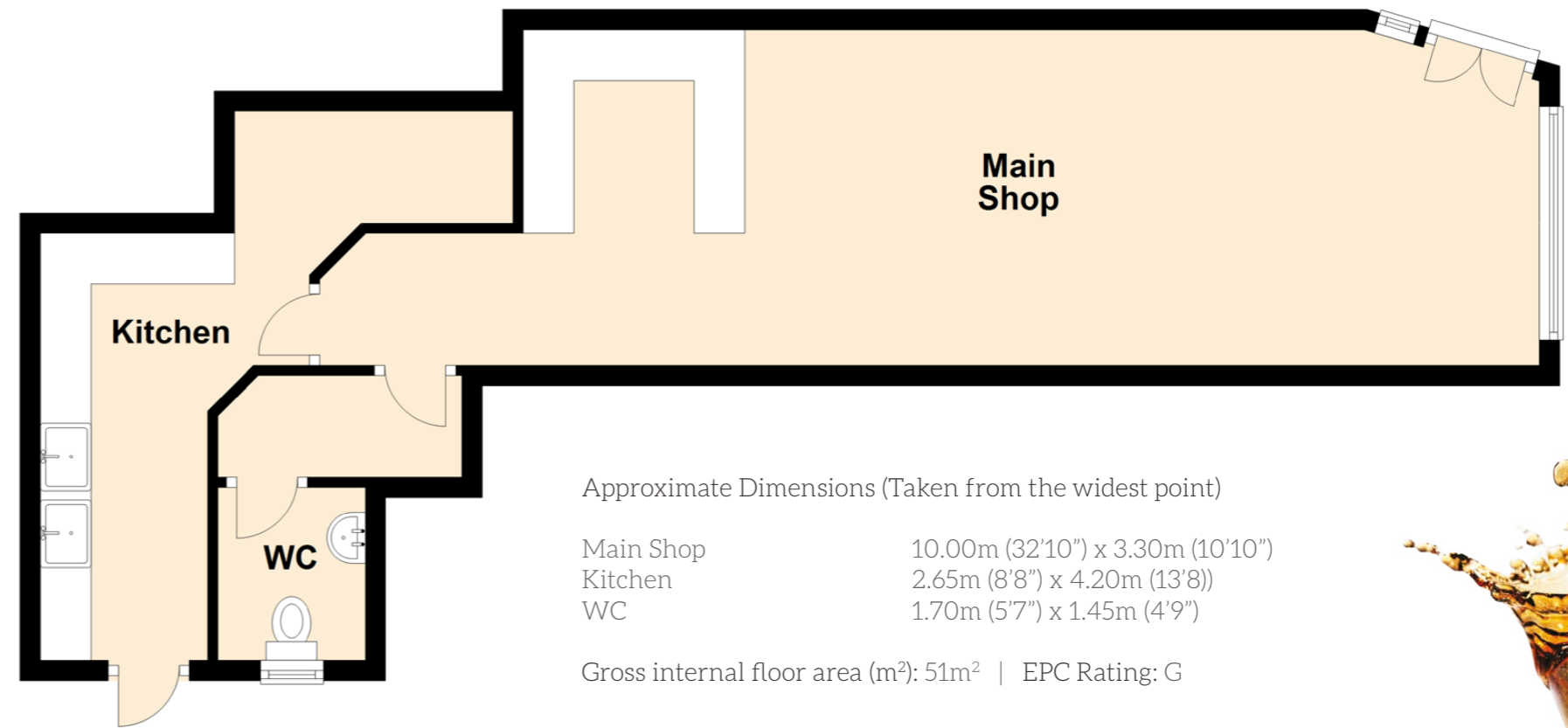
Footfall covers everyone from the local shopper, mums and tots, workers at the dockyard, passing trade and so on. There is room for improvement in opening hours and services provided. This premises carries a class 3 hot food and take away license.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



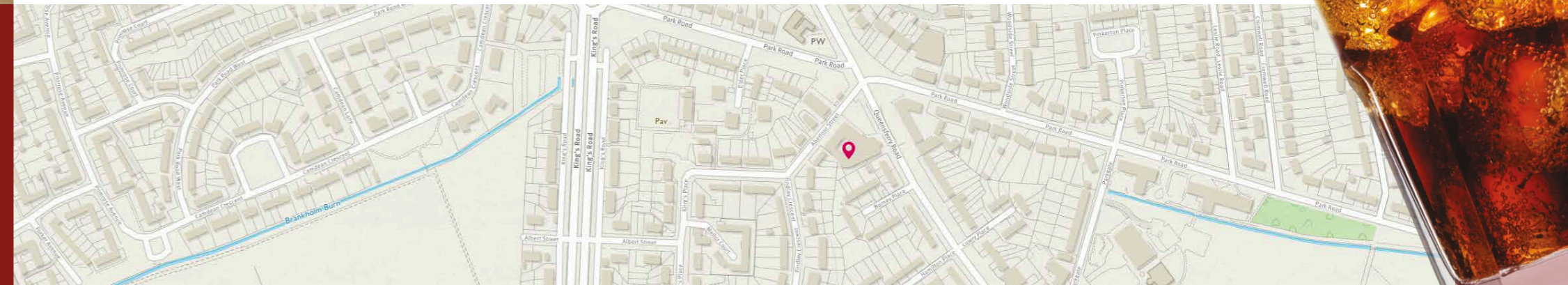
Approximate Dimensions (Taken from the widest point)

Main Shop	10.00m (32'10") x 3.30m (10'10")
Kitchen	2.65m (8'8") x 4.20m (13'8")
WC	1.70m (5'7") x 1.45m (4'9")

Gross internal floor area (m²): 51m² | EPC Rating: G



“... clients keep coming back to this café with its' simple, friendly approach ...”






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