



Cad'ora Cafe

2-4 TOWNHILL STREET,
INVERKEITHING, KY11 1LX

**McEwan Fraser Legal**
Solicitors & Estate Agents

Ca'dora Cafe

McEwan Fraser Legal are delighted to be able to present to the market Ca'dora café which has been a thriving business for many years under the careful guardianship of its current owners, providing the local community and visitors with a selection of fine Fish Teas as well as being a local Cafe.

The property itself forms and occupies the corner part of a one-and-a-half-storey building comprising of main door access, spread over two levels and laid out in a comfortable spacious manner, with the main counter and kitchen located to the rear of the property including storage areas.

This is a unique opportunity to purchase a substantial property and business located in a desirable location within Inverkeithing. The current owners have personally devoted all their time and built a reputation far and wide for quality produced Fish & Chips as well as being a successful Cafe. The accommodation also includes a seating area, storage areas, and staff WC.

In addition, the well-equipped kitchen could also give the new business owner an opportunity for outside catering, which could allow you to expand your customer base even further within the location.

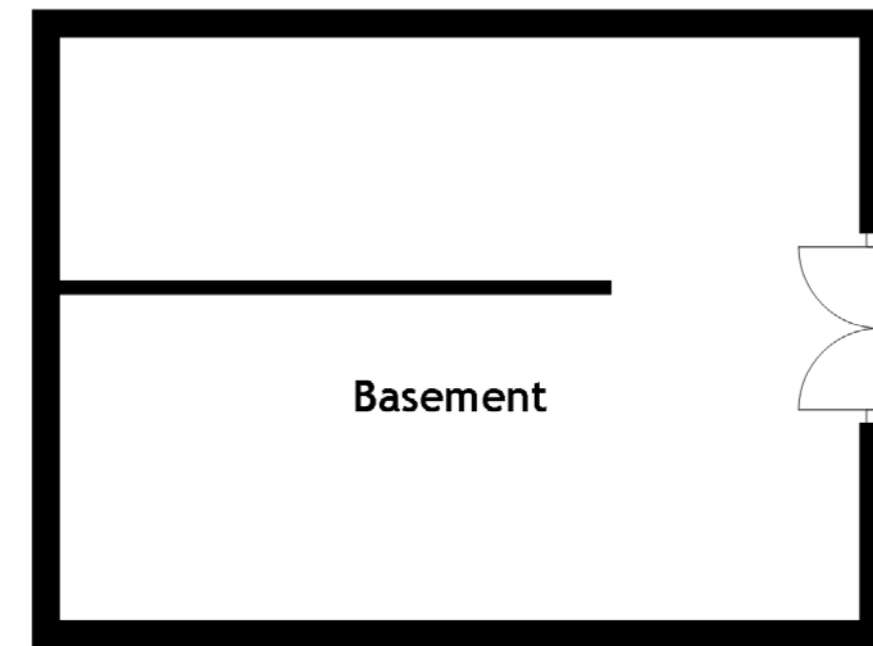
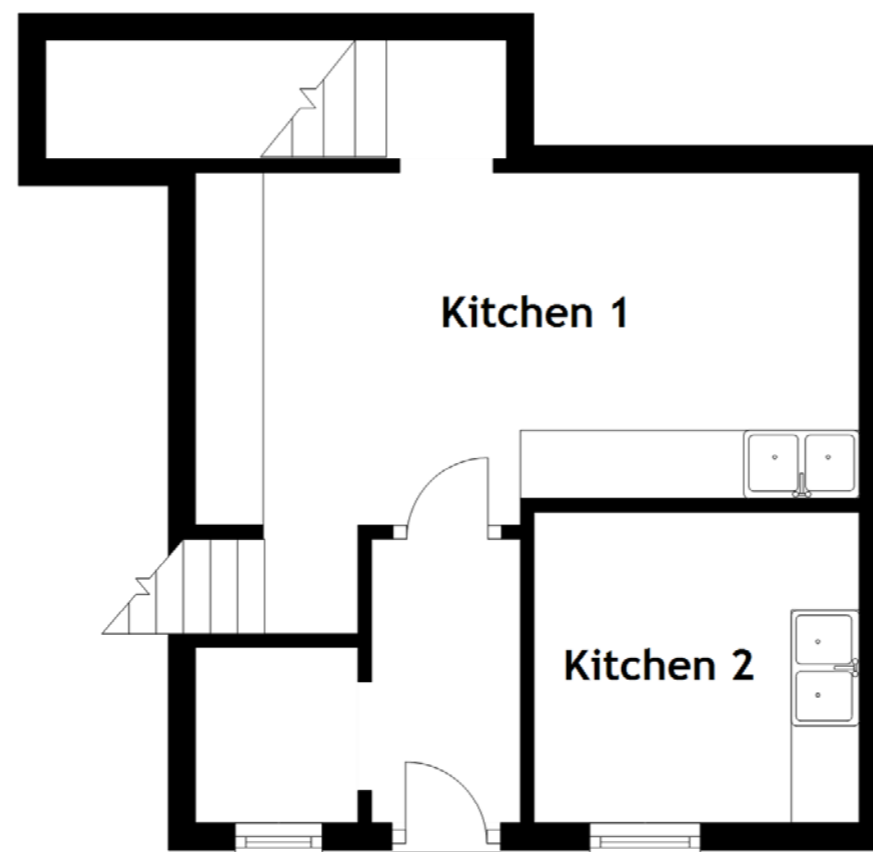
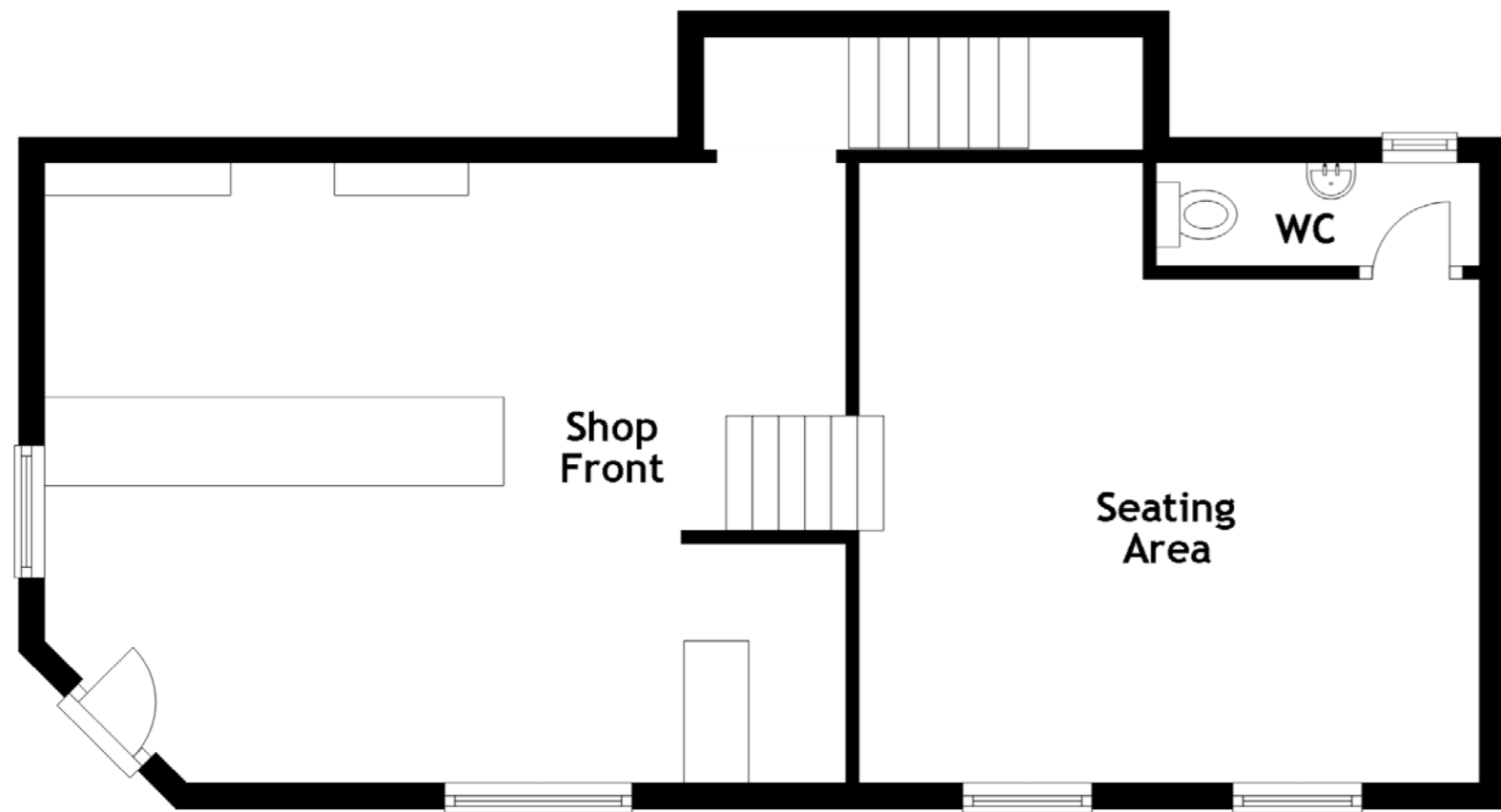






“ ... a *unique opportunity* to purchase a *substantial property* and business located in a *desirable location* within *Inverkeithing* ... ”

Cádora Cafe - FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Shop Front	6.20m (20'4") x 4.80m (15'9")
Seating Area	4.80m (15'9") x 4.80m (15'9")
WC	2.50m (8'2") x 0.80m (2'7")
Kitchen 1	4.90m (16'1") x 2.60m (8'7")
Kitchen 2	2.40m (7'10") x 2.40m (7'10")
Basement	5.90m (19'4") x 4.30m (14'1")

Tenure: Freehold

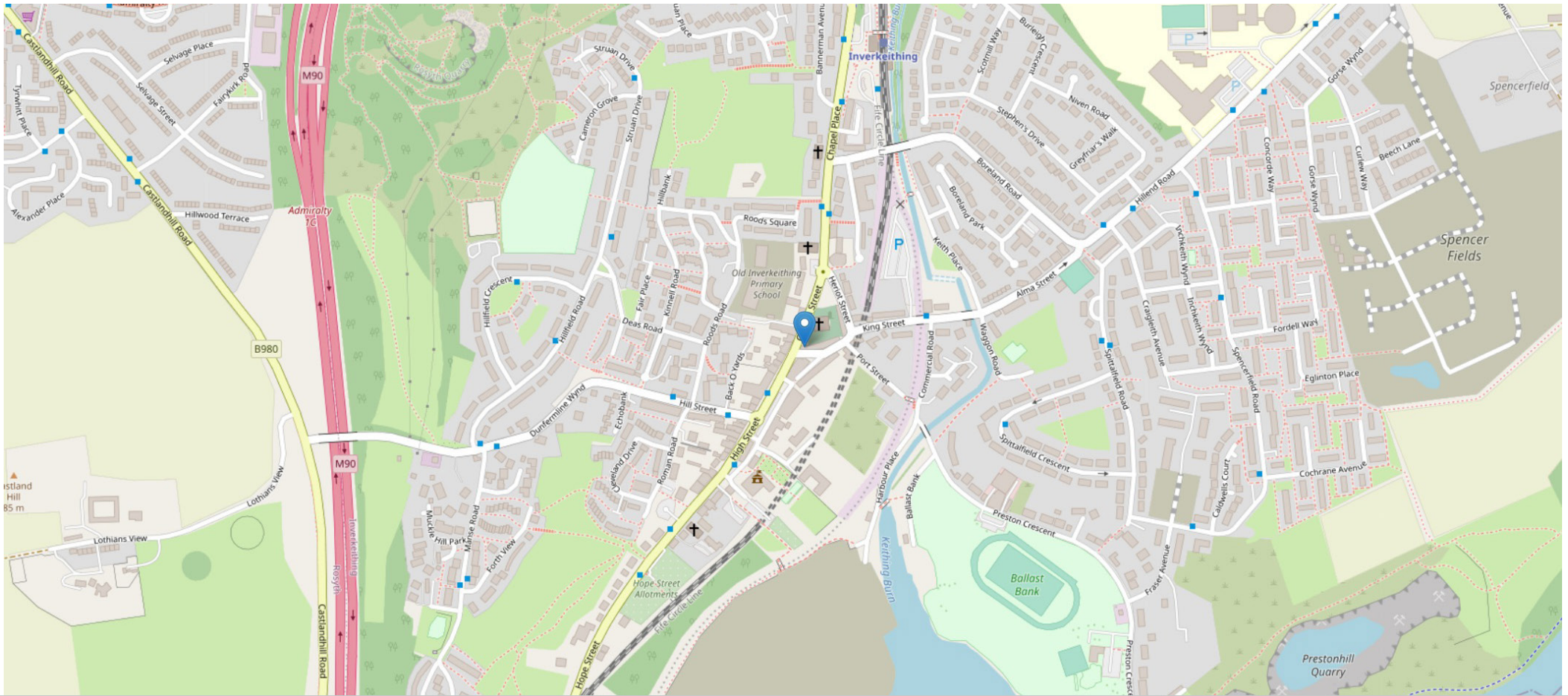
Services: Gas, electric, telephone, and water mains serviced

The Location

Inverkeithing is a fabulous commuter link for those travelling by road or rail to the north and south of the Forth. Dunfermline is on the doorstep and Edinburgh City Centre is just 20 minutes over the bridges. Both can be easily accessed by Inverkeithing Train Station. Local shopping for everyday requirements can be found within Inverkeithing itself with an ASDA supermarket available in nearby Dalgety Bay.

The Ferrytoll Park and Ride provides easy parking at a very reasonable cost and access to Edinburgh including Edinburgh Airport. Further shopping can be found in Dunfermline including The Kingsgate Shopping Centre and the high street. Schooling of good repute for both primary and secondary education can be found within Inverkeithing. In addition, the well-equipped kitchen could also give the new business owner an opportunity for outside catering, which could allow you to expand your customer base even further within the location.





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 Photographer



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