admiral
TAVERNS



WHEATSHEAF, KIRKCALDY

KIRKCALDY, KY1 1RW

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£7,000

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 is a traditional, community-focused pub that provides a welcoming and relaxed environment where locals can socialise and enjoy quality drinks. As a predominantly wet-led business, it offers a strong range of premium beers, spirits, wines, and cocktails, complemented by a simple food menu that is easy to deliver and well suited to daytime trade. While the pub enjoys a loyal local customer base, there is excellent potential to enhance its weekend appeal by creating a more vibrant late-night atmosphere. Through promoted drinks, cocktail jugs, shots, and entertainment-led activity, the Wheatsheaf could attract a broader audience and establish itself as a lively destination for Friday and Saturday nights.

ACCOMODATION

Private Accommodation
There is no private accommodation at this site.

FINANCIAL

Weekly Rent: £211.54
Estimated Annual Turnover*: £163,488
Security Deposit: £5,000
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 categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the ‘Additional Info’ tab.

Cask Ale
Food Preparation Area
Live Music

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

BDM VISION

Admiral Taverns is seeking an energetic and commercially minded licensee to maximise the potential of this well-located, wet-led value pub in the heart of Kirkcaldy town centre. This is an exciting opportunity for someone from within or outside the hospitality sector who has the drive, creativity, and ambition to grow a thriving business. The pub already benefits from a strong core offer centred around pool and darts, creating a popular social hub throughout the week, supported by a broad range of standard and premium drinks. As the weekend approaches, the venue naturally transitions into a lively late-night destination with a stronger focus on spirits and entertainment. The successful licensee will build on these foundations by introducing engaging events, live entertainment, and social competitions to increase footfall and customer loyalty. There is also excellent potential to develop a simple food offering that complements the drinks trade and drives additional revenue. With the right vision, the pub can become a vibrant part of Kirkcaldy's town centre nightlife, offering a fun, energetic atmosphere that keeps customers returning and delivers strong, sustainable profits.


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