

# BALCASKIE

**To let by informal tender**

**Bakery and Café**

**Bowhouse Farm, St Monans, Fife**

**KY10 2DB**

Balcaskie Estate, Easter Kellie Farm, Arncroach, Anstruther. Fife. KY10 2RF

Tel; 01333 720200. Email: [info@balcaskie.com](mailto:info@balcaskie.com).

[www.balcaskie.com](http://www.balcaskie.com)

**Closing date 27<sup>th</sup> August 2021**



## Introduction.

Balcaskie Estate is offering to let by informal tender, the café and bakery unit at Bowhouse Farm on a Commercial 10-year tenancy beginning in October 2021.

## Location.

Bowhouse is situated in the East Neuk of Fife, adjacent to the B917 and 600m from the Fife Coastal footpath. 10 miles south of St Andrews, 2 miles east of Elie. 45 mins from Dundee, 1 Hour from Edinburgh.

The East Neuk of Fife is renowned for quality food produce from both land and sea, with a rich and diverse culture based around the scenic fishing villages.

## Description.

The Café occupies a converted mid-19<sup>th</sup> century stone-built section of the farm complex at the end of a central courtyard, forming part of the Bowhouse Food Hub. The café space has access from both the old courtyard at the front and its own private entrance to the rear. Spread over two floors, the ground floor contains; kitchen which integral to the production space is a Haussler HABO-15 woodfired oven with a baking surface of 90 x 140 cm, downstairs seating, storerooms, service door into the courtyard, staff and customer WC's. The second floor with stunning views of the surrounding farmland and coast is dominated by the view of the ruins of Newark Castle and the Bass Rock in the Firth of Forth. With exposed rafters of the old grain loft, the space is light and open with viewing window onto the food unit production spaces adjacent.

## About Balcaskie

Balcaskie is modern, working estate at the heart of the East Neuk of Fife. We are committed to cultivating and caring for the natural environment, nurturing local businesses and supporting our vibrant community. We are seeking a tenant who can help to deliver these objectives and can demonstrate excellence in operating a contemporary rural business based on food and drink. The successful applicant will be able to demonstrate a sustainable and resilient business plan which delivers quality and integrity to Bowhouse and its customers.



## About Bowhouse

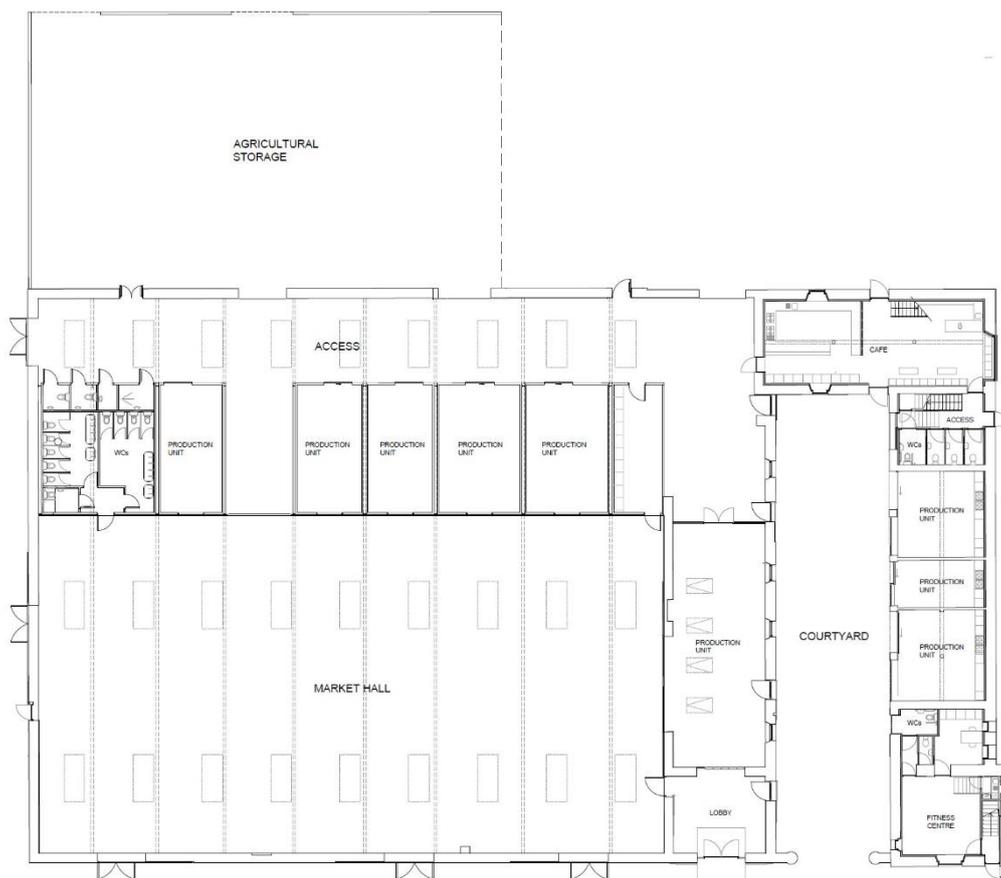
The East Neuk of Fife is home to some of the very best raw ingredients and a growing number of people, passionate about food - keen to develop their interests.

Core to our values at Bowhouse, we are helping to develop a vibrant food industry which celebrates both the quality of raw ingredients available and the passion of its producers. Connecting consumer with makers and growers, building relationships based on trust and knowledge, we want to promote the opportunity to meet the makers and integrate their produce where possible into events.

Bowhouse creates the habitat for new and small businesses to learn and develop while being surrounded by likeminded people and projects.



## Bowhouse site map.

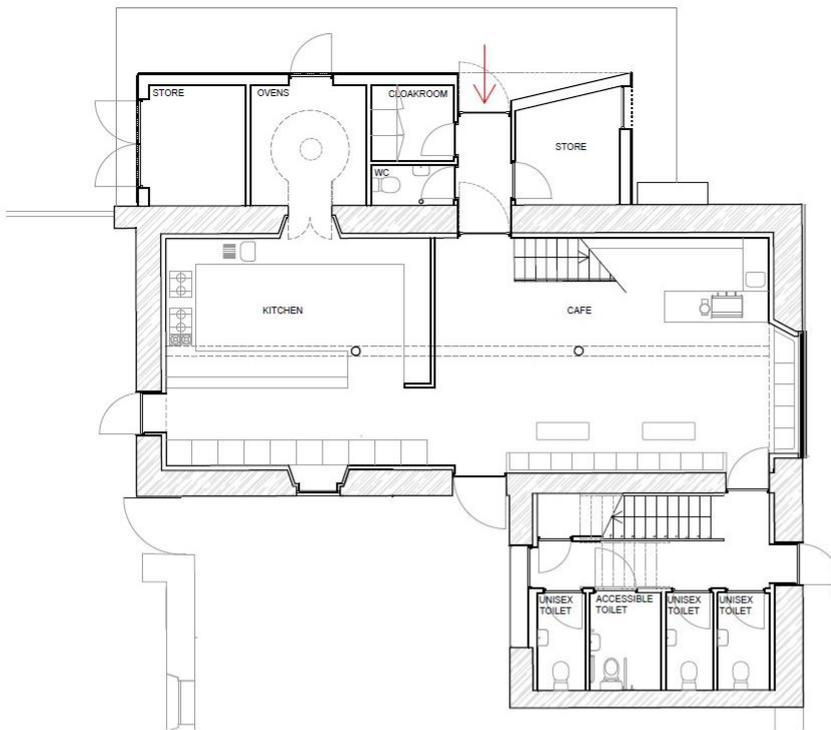


The Café and Bakery.

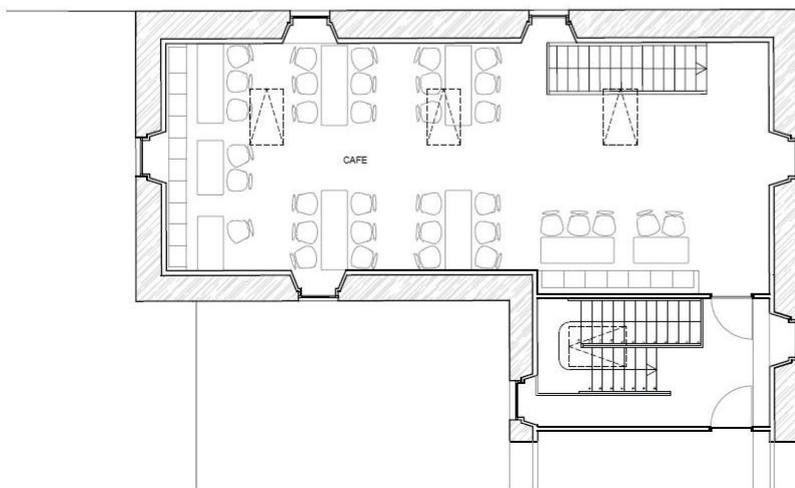
Occupying a strategic position on the site, the café will act as a central hub to the regular rhythm of activity at Bowhouse. The East Neuk of Fife has a thriving tourist industry which has established over generations of return visitors. With quieter winter months, the successful applicant will have a robust business plan which is driven by regular production for retail or wholesale and enables the site to operate all year round with additional growth in the summer months.

The courtyard area is available as a shared space for additional expansion, as is the option of space in the main hall occasionally. The ability to operate events both at Bowhouse and further afield will be encouraged especially where collaboration with other local producers is concerned.

Unit floorplan.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**BALCASKIE**

Balcaskie Estate Office | Easter Kerrie Farm | Amrochar |  
 Anstruther | Fife | KY10 2RF  
 t: 01337 32026  
 www.balcaskie.com

Site: BOW HOUSE STEADING

Title: Cafe - Ground Floor Plan

Scale: 1:100 @ A3

Accommodation.

Balcaskie Estate has several let residential properties which may be rented on a separate Short Assured Tenancy.

Bowhouse Link.

Bowhouse Link is the online sales platform which provides weekly collection and delivery of produce from Bowhouse and the wider Bowhouse community. The successful applicant will have the opportunity to operate the weekly collection point to further enhance footfall.



The Occupier we are looking for.

Balcaskie views the landlord and tenant relationship as an enduring partnership and encourages collaboration. Businesses which demonstrate integrity, innovation, excellence and energy are vital to the rural economy and an understanding of how the café can operate in such an environment will be essential.

The site is partially equipped to operate as a café/restaurant but central to the operation is the woodfired oven and a business which makes use of this equipment offering a variety of produce throughout the day from bread to meats and fish will be well positioned to maintain a sustainable customer base beyond the peak summer months. Operating the café as a central hub provides the opportunity to develop a range of products which will increase footfall and dwell time.

Balcaskie is continuously improving its environmental and social habitats. Awareness and proactively managing waste, energy consumption and making use of excess fresh produce, the successful applicant should be able to demonstrate how it will monitor and measure its environmental impact.

The successful applicant.

Will produce a commercially sustainable business plan including a 3-year cashflow forecast including proposed rent.

Have proven track record in the industry and ability to manage the unit.

Engage with local producers and demonstrate how these fit into the core business plan.

Have enthusiasm to work in partnership with Balcaskie towards environmental and social aims.

Demonstrate understanding and enthusiasm for promoting excellence in food and drink.

## Bowhouse occupiers

- Bowhouse Producers - <https://www.bowhousefife.com/commercialspace/producers/>
- The Butchery at Bowhouse - <https://butcherybowhouse.com/>
- Scotland the Bread - <https://scotlandthebread.org/>
- Keeping the Plot - <https://keepingtheplot.co.uk/>
- Futtle - <https://www.futtle.com/>
- Grain and Sustain - <https://www.grainandsustain.co.uk/>
- East Neuk Market Garden - <https://www.eastneukmarketgarden.com/>
- Fit to the Core - <https://fittothecorestudios.co.uk/>

## Useful links

- Balcaskie Website - <https://www.balcaskie.com/>
- Bowhouse social media - <https://www.facebook.com/BowhouseFife> - <https://www.instagram.com/bowhousefife/?hl=en>
- Kinneuchar Inn - <https://www.kinneucharinn.com/>
- Comielaw Occupiers - <https://www.balcaskie.com/live-and-work/commercial/>
- East Neuk Music Festival - <https://eastneukfestival.com/>
- Pittenweem Arts Festival - <https://pittenweemartsfestival.co.uk/>
- East Neuk Open Studios - <https://www.eastneukopenstudios.org/>
- The Ship Inn - <https://www.shipinn.scot/>
- Food from Fife Network - <https://www.foodfromfife.co.uk/>
- David Lowrie Fish - <https://lowriefish.co.uk/>
- East Pier Smokehouse - <https://www.eastpier.co.uk/>

## Featured Articles

Finalist for the Great British Food Awards 2021 – Best Market - <https://www.greatbritishfoodawards.com/about>

## Other relevant information;

Draft Lease – Downloadable from the website

Business Rates Valuation Notice – Download from website (Rateable value £7400 p.a)

Broadband speed – 7 – 10Mb – Included in property rent.

Mains Gas

3 Phase power

Service charges – The Landlord reserves the right to charge for services which are communal such as waste collection and cleaning.



Arial site view

