BALCASKIE

To let

Unit 7

Bowhouse, St Monans, Fife

KY10 2DB

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

Tel; 01333 720200. Email: info@balcaskie.com.

www.balcaskie.com



Closing date 31st December 2026

Introduction

Balcaskie Estate is offering to let, Unit 7 at Bowhouse on a Commercial tenancy from January 2027.

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. It is also home to a growing number of people, passionate about food and keen to develop their interests.

Description

Unit 7 is a purpose-built food production space of some 44m^2, situated within the converted farm complex forming part of the Bowhouse Food Hub. Complete with 3Ph power, water, drainage and ventilation. The floor is resin non-slip and a 1.2m wide door for access.

About Bowhouse

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.







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.

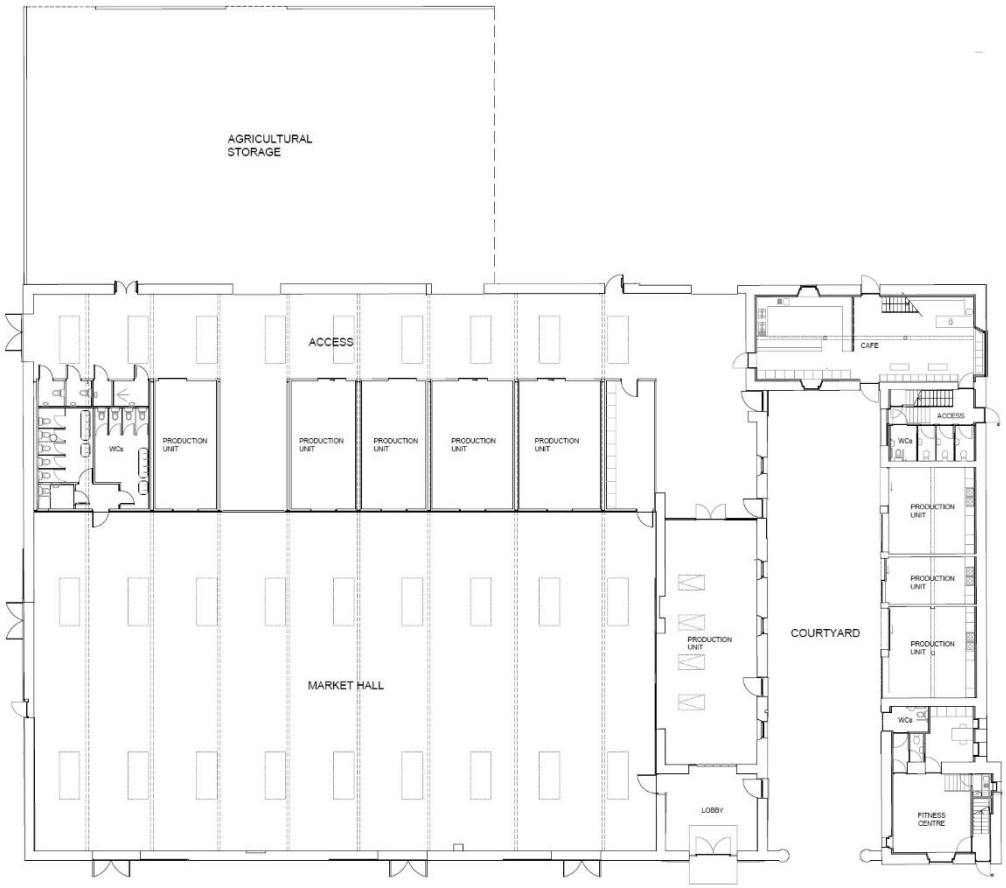
We are seeking an occupier who can help to deliver these objectives and can demonstrate excellence in operating a contemporary rural business based on food and drink. The successful applicant will be able to demonstrate a sustainable and resilient business plan which delivers quality and integrity to Bowhouse and its customers.



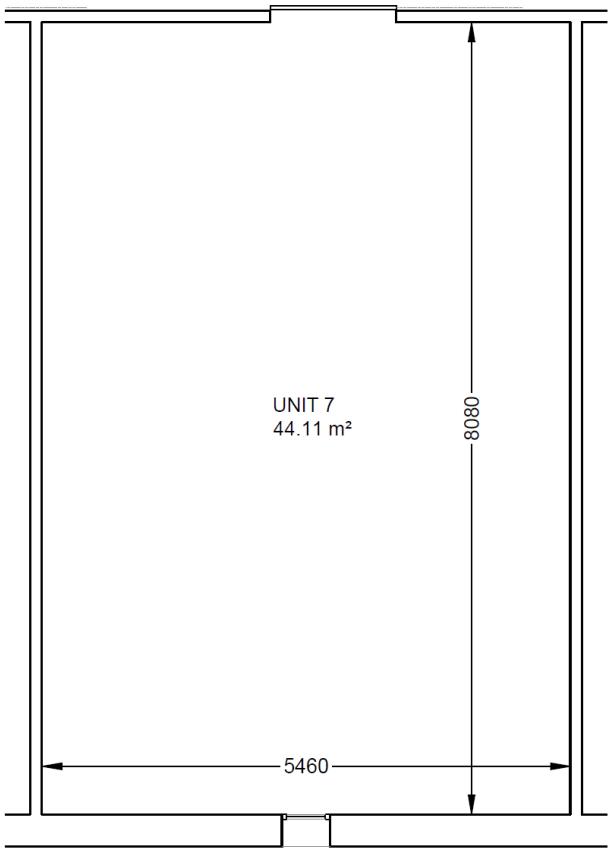




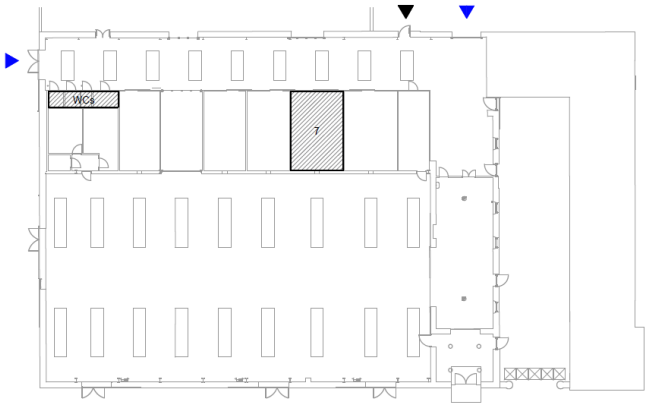
Bowhouse site map



Unit floorplan



Unit 7 Plan
1:50



Unit Plan
1:300

Pedestrian Access with keypad locking

Vehicular access for loading / unloading

BALCASKIE
Balcaskie Estate Office | Easter Kellie Farm | Arncroach | Anstruther | Fife | KY10 2RF
e: balcaskie@eastneukestates.co.uk
t: 01333 720200
w: www.eastneukestates.com

Site	BOW HOUSE STEADING
Title	UNIT 7

The Occupier we are looking for:

Balcaskie views the landlord and tenant relationship as an enduring partnership and encourages collaboration.

We are looking for a businesses which demonstrate integrity, innovation, excellence and energy which is vital to the rural economy. It is essential for us to understand how the business will operate within Unit 7 and how they deliver on these objectives as well as working within the Bowhouse community all year round.

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.

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 with 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.

Useful Links

- Bowhouse Producers
- Balcaskie
- Better Food Traders
- Farm Retail Association
- Scotland Food and Drink
- The Courier – Real Farmers Market

Social Media Channels

- Bowhouse
- Balcaskie
- Butchery at Bowhouse

Other relevant information;

Rent £8,500 + VAT per annum payable monthly in arrears by Direct Debit.
Draft Lease – Downloadable from the website
Business Rates Valuation Notice – £3400 p.a (Rateable value)
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







End