

BALCASKIE



BOWHOUSE

To let by informal tender
New production and retail units at Bowhouse
Bowhouse Farm, St Monans, Fife
KY10 2DB

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

Introduction

Balcaskie Estate is offering to let by informal tender three, newly developed production/retail units in the entrance courtyard at Bowhouse Farm. These new spaces will be ready for use early in 2022.

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, 1h from Edinburgh.
///arrived.eats.crunching

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 new units are situated in the central courtyard, built in the mid-19 century and still retain much of their original features and charm. The courtyard is used as the main entrance to the Bowhouse site allowing customers to move freely through the space past the units up towards the café and 'Market Street'. Partly glazed these units open onto the courtyard with wide access doors for customers and bulk deliveries. The back walls of the units are punctuated with small porthole windows, giving a glimpse of the fields beyond.

Space sizes

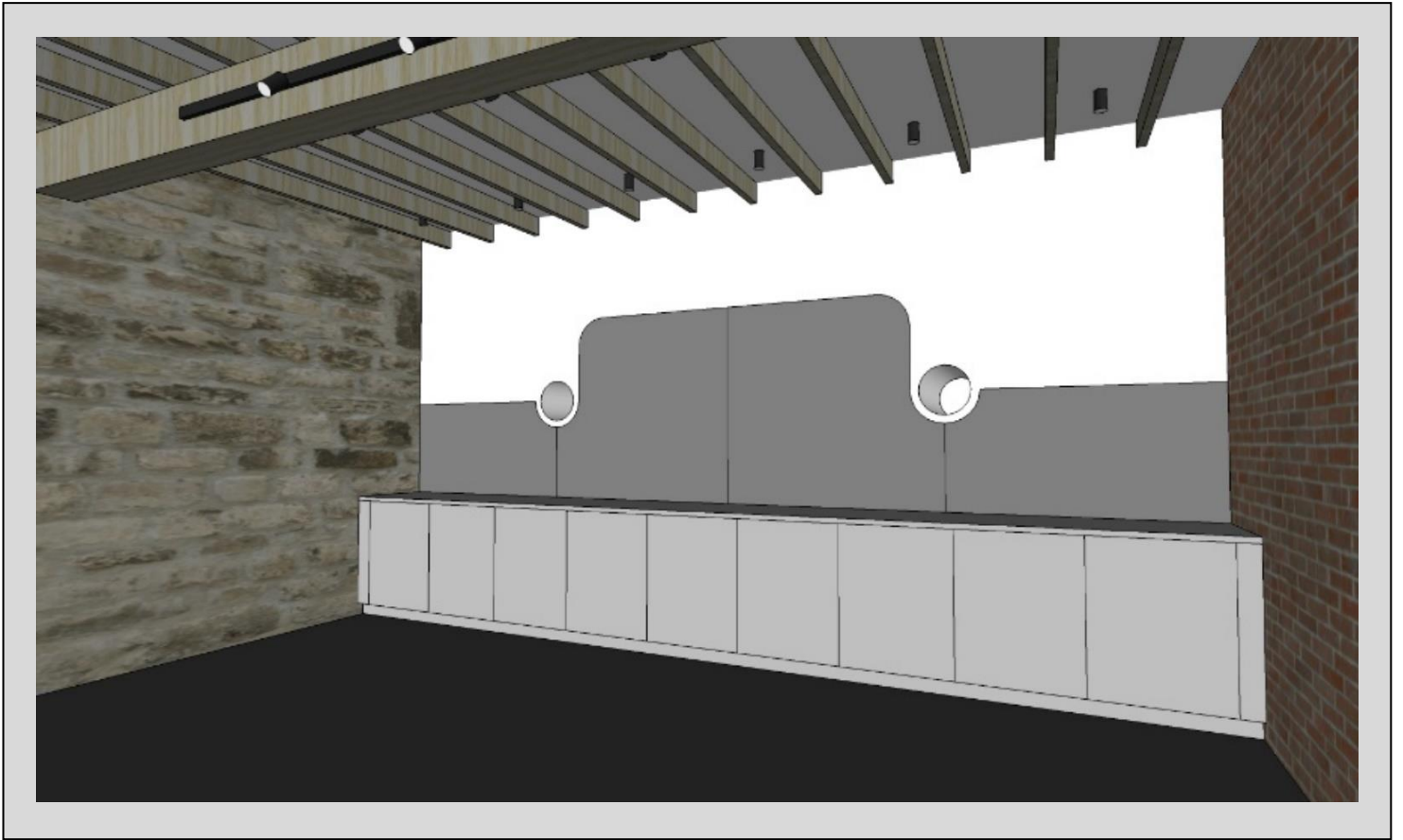
Unit 11 – 30m²

Unit 12 – 16m²

Unit 13 – 30m²

Design Drawings





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

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 a food and drink business can operate in such an environment will be essential. The new occupiers of these units will immerse themselves into the Bowhouse food hub, leaning and collaborating with existing businesses on site to enhance and complement each other. We are looking for businesses who may be well established and would like to expand to a new site, or a new start-up food and drink business who are looking to move into their first production unit. Important to Bowhouse is that the businesses are food and drink related and share our common values. Businesses using these new units would add value to the site, create regular activity and balance production and retail elements.

Balcaskie and Bowhouse are continuously improving 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.

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 is developing a vibrant food industry which celebrates both the quality of raw ingredients available and the passion of its producers as well as connecting consumers with makers and growers to build relationships based on trust and knowledge. We promote the opportunity to meet the makers and integrate their produce where possible into events. Bowhouse creates the habitat for new and small businesses, passionate about the food web, to learn and develop while being surrounded by likeminded people and projects.

The Market Weekends

The monthly market weekend at Bowhouse see an average footfall of 4200 keen customers looking to understand the local produce that surround Bowhouse. We have seen a growing desire from these customers who want to understand how and where their food is produced, the markets are just one way that we showcase and offer this transparent platform for local produce. The market weekends play host to interactive workshops and activities that allow the public to gain hands on skills and experience with the ingredients from the market. We encourage all the businesses at Bowhouse and attending Bowhouse to be involved as much as possible in these workshops and demonstrations.

Bowhouse Link

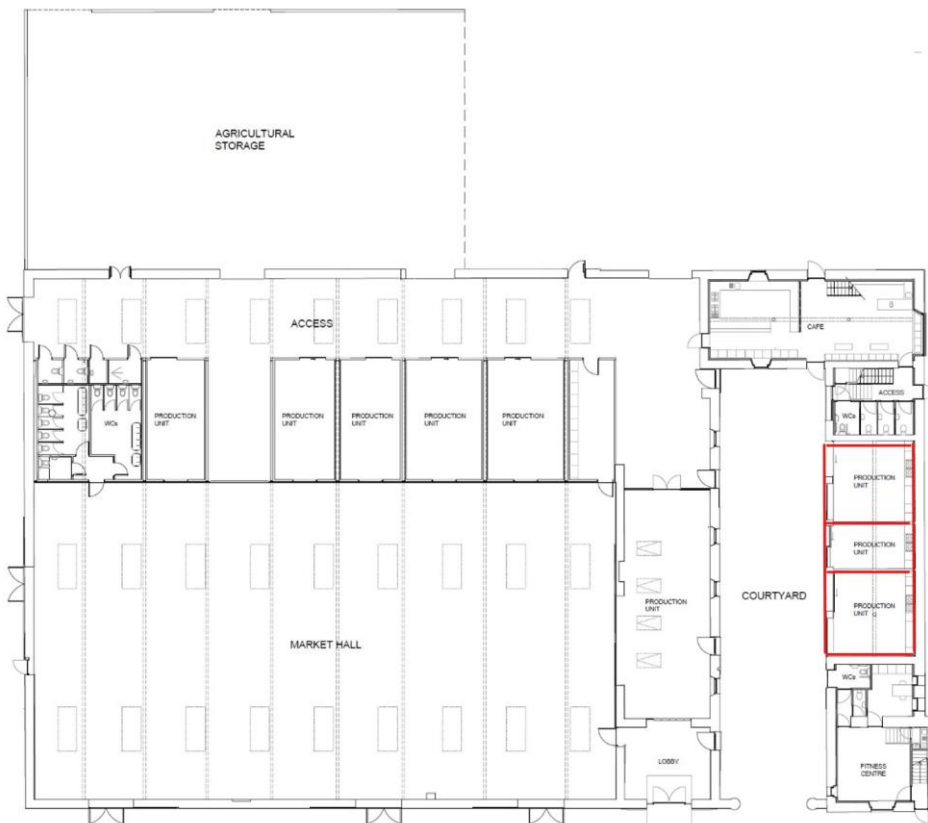
Bowhouse Link is the online sales platform which provides weekly collection and delivery of produce from Bowhouse and the wider Bowhouse community.



The Courtyard Units

Occupying a strategic position on the site, the new courtyard units will be the first point of contact for customers visiting Bowhouse. The spaces will retain its original character and charm while being fitted with modern working features that will bring the space in line with Environmental Standards. The space will have hard wearing flooring, drainage channels, lime washed walls and exposed original beams.

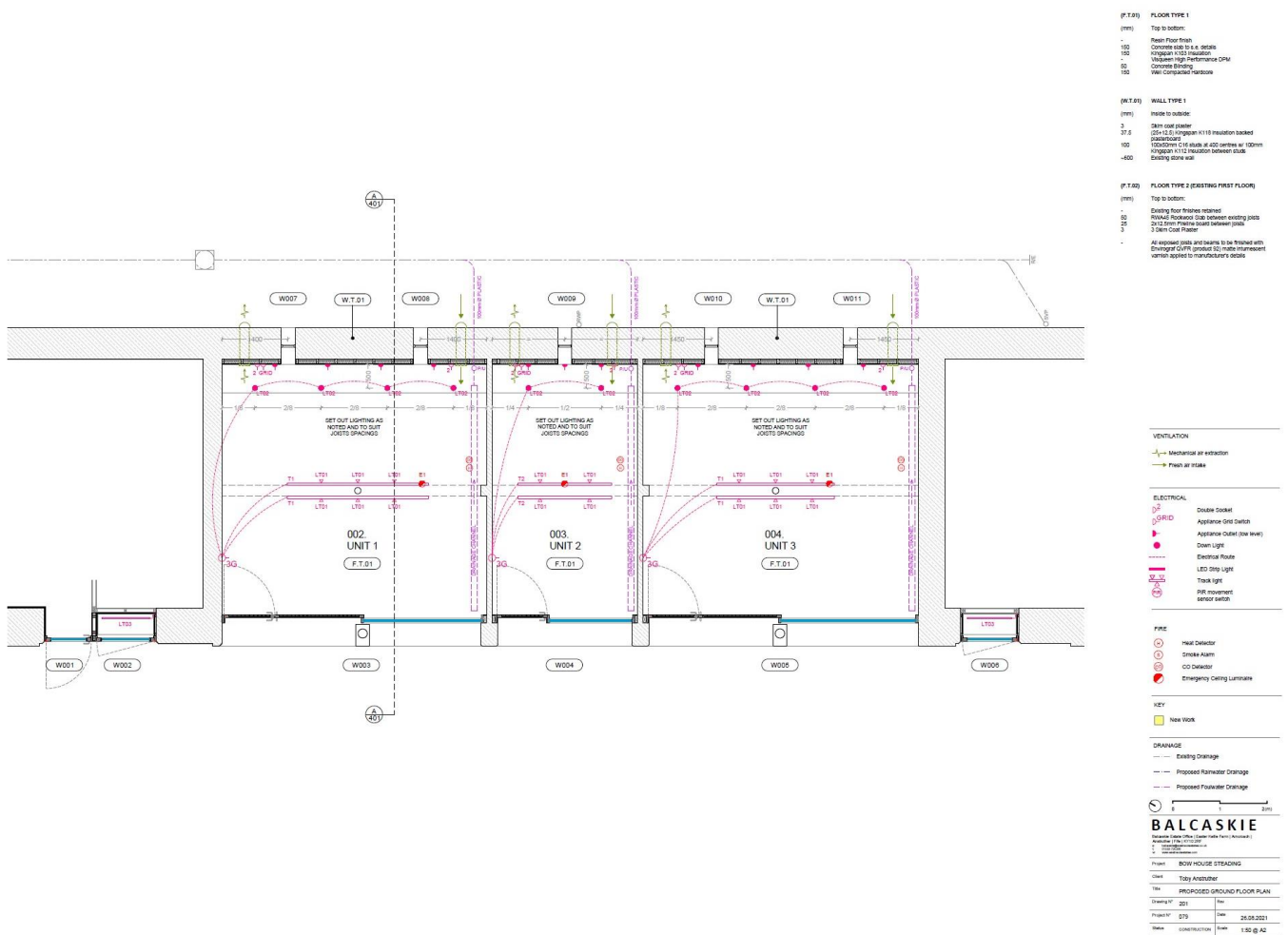
Site map



The East Neuk of Fife has a thriving tourist industry which has established over generations of returning 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 by arrangement. 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



Rent

Unit 12 - 16m² units – Small centre unit - £5400 inc VAT p.a
 Units 11 and 13 - 30m² – Large outer units - £7000 inc VAT p.a

Included in rent.

- Attendance to the Bowhouse Market Weekends and other events
- No standing charges – pay on meter usage
- Air Extraction
- Intruder and fire alarm Systems

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

Services -Mains Gas, 3 phase and single-phase power, mains water

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

How To Apply

We are looking for a written application considering the following questions.

- Will produce a commercially sustainable business plan including a 3-year cashflow forecast including proposed rent.
- Engage with local producers and demonstrate how these fit into the core business plan.
- Have enthusiasm to work with Balcaskie towards environmental and social aims.
- Demonstrate understanding and enthusiasm for promoting excellence in food and drink.

Please send applications to Email: info@balcaskie.com.

Accommodation

Balcaskie Estate has several residential properties which may be available to rent by sperate private residential tenancy.

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 - <https://www.balcaskie.com/live-and-work/commercial/>

Food from Fife Network - <https://www.foodfromfife.co.uk/>

Featured Articles

Finalist for the Great British Food Awards 2021 – Best Market -

<https://www.greatbritishfoodawards.com/about>

[Monocle - Friends in the north - The Entrepreneurs 1 - Magazine | Monocle](#)

[Farmers Country Showdown - BBC One - The Farmers' Country Showdown, Series 5, Bowhouse Cheese](#)

[BBC Countryfile - Programmes - BBC Food](#)

[Speciality Food Magazine - Bowhouse, Fife: “I think that by demonstrating the quality of local produce, we’ll be able to change people’s buying habits” | News | Speciality Food Magazine](#)

[Financial Times - : https://www.ft.com/video/f4ed78dd-261f-4e16-bbaf-10d8173d79da](#)



