

To let by informal tender
Unit 13 in Bowhouse Courtyard



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

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www.balcaskie.com

The businesses or people we are looking for will...

- Have a compelling product or business plan
- Have the ability to take raw ingredients and transform them into finished products
- The need for a customer facing unit that is retail focused
- Know their market and can demonstrate how they will access it
- Share Balcaskie and Bowhouse values
- Show how they will work collaboratively with the businesses that already exist at Balcaskie
- Focus on quality and excellence
- Demonstrate energy and enthusiasm

Introduction.

Balcaskie Estate is offering to let by informal tender of unit 13 in Bowhouse Courtyard. At Balcaskie, we know that there is a limit to what we can achieve on our own. We are looking for people and businesses who share our passion for a vibrant rural community. The businesses we are seeking should be active and energetic looking to work within the group of occupiers existing at Bowhouse.

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. You can locate us using the What3Words app - [///arrived.eats.crunching](https://www.what3words.com/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.

Unit 13 is situated in 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 the unit opens 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. Unit 13 is @30m².

Unit Images



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, learning and collaborating with existing business 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 or by products, 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.

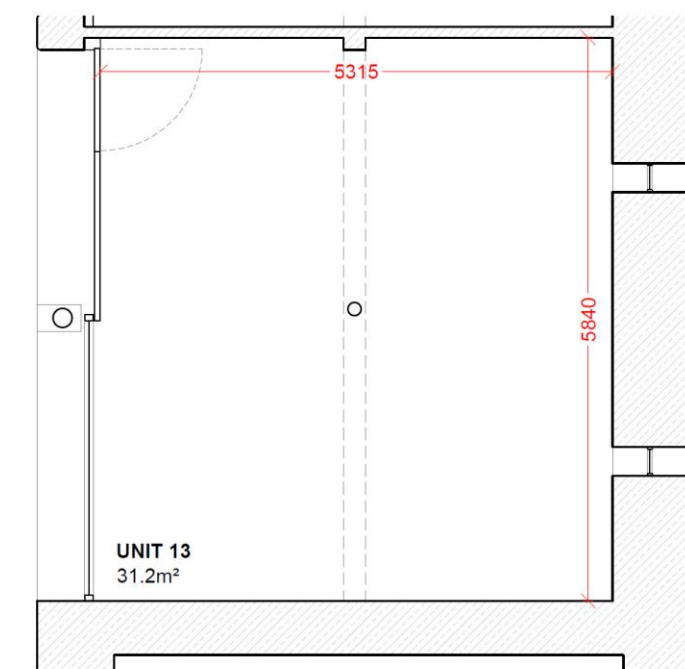
Core to our values at Bowhouse, developing a vibrant food industry which celebrates both the quality of raw ingredients available and the passion of its producers. Connecting consumer with makers and growers, building relationships based on trust and knowledge. We promote the opportunity to meet the 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 surrounds 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 weekend play host to interactive workshops and activities that will allow the public to gain hands on skills and experience with the ingredients from the market. We encourage all the business at Bowhouse and attending Bowhouse markets to be involved as much as possible in these workshops and demonstrations.



Floor plan and Site map



Unit Plan
1:50



Site Plan
1:500

- ▶ Entry and exit with keypad alarm
- ▶ Trade delivery and collection (vehicle access)
- ▶ Pedestrian access only

BALCASKIE

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Site BOW HOUSE STEADING

Title UNIT 13

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 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.

Rent

30m2 – Large outer units - £7500 inc VAT p.a

Included in rent;

Attendance to Bowhouse Market Weekends and other events

No standing charges – pay on meter usage for services only

Air Extraction and fresh air in.

Fife and security alarm Systems

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

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

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

The successful applicant.

- Will produce a commercially sustainable business plan including a 3-year cashflow forecast including proposed rent.
- Show how the businesses will 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 your application to rjack@balcaskie.com

Accommodation.

Balcaskie Estate has several residential properties which may be available to rent by separate 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/>
- 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/>
- 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 Monicle](https://www.greatbritishfoodawards.com/about/Monicle)

[Farmers Country Showdown](#)

[BBC Countryfile](#)

[Speciality Food Magazine](#)

[We are Kindred](#)



Arial site view



End