

KAZOKU

Kazoku Japanese Restaurant & Bar Leasehold / Business For Sale

- Prime town centre trading location close to Market Street, St Andrews
- Full Premises License & Full Class 3 Consent
- Offers are invited circa £45,000 (Option to purchase Kazoku Brand, Assets & Goodwill additional £20,000)
- Annual rent of £38,000
- Rateable value of £25,300
- There is a £20,000 landlord security bond for lease duration

hello@kazoku.co.uk



Full Premises License &
Full Class 3 Consent

New Lease Available

Fully fitted kitchen, bar
& restaurant

Recently refurbished &
ready to trade

Excellent Rent & Rates
for such a prime town
centre trading location

Available immediately



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The ground floor premises occupies a prominent central location and allows for excellent footfall and a highly visible trading location.

St. Andrews is globally regarded as the home of golf as well as being the home of St. Andrews University. A short distance from Scotland's third largest City Dundee where the V&A art gallery recently opened.



This stunning, intimate venue is full of charm and character and has been wonderfully refurbished to the highest standards.

It has a purpose built open plan kitchen & bar recently fitted with a comprehensive range of equipment utensils.

A superb collection of Japanese crockery and glassware is available as well as a significant amount of stock.



A rare opportunity to open a fully licensed bar / restaurant in the town of St Andrews

Offers invited circa £45,000 for leasehold plus extensive amount of Fixtures & Fittings, Equipment, Crockery & Stock (dry & drinks).

Due to circumstances of the sale, the owners are seeking a quick sale as reflected in the asking price.



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Kazoku Brand & Business For Sale

Ready to trade with an established reputation as one of the town's most popular restaurants & bars

- Ownership of trading name, social media platforms, intellectual property rights, menu / recipe catalogue
- Vast collection of digital files / templates including a large portfolio of photography
- Printed literature / signage
- Extensive 'trade specific stock
- Offers circa £20,000

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What our customers say about us...

The following are **just a few** of the many comments posted on Facebook by our customers over recent months. All and others can be viewed on our FB page.

The food was amazing! Scallop sashimi was excellent, as were the salmon rolls, and my friends raved about the chicken and salmon teriyaki. The food did take a little while to come and they do bring it out as soon as each dish is ready rather than altogether, but this seems to be common in other Japanese restaurants I've been to. All in all would definitely recommend and look forward to my next visit!

Charlotte Gregory

Had a fantastic lunch with my parents and partner today. The food was amazing and all of the staff were very friendly and offered advice to my parents who don't often eat Japanese food. However my partner and I often eat in Japanese restaurants and this is one of the best we have been in.

Lynsey Wilson

The dishes arrived promptly in whatever order they were ready, we didn't wait long for any of it, the service could best be described as fast and friendly. The dishes were well presented and the food was delicious. It's been a long time since I was in a Japanese restaurant but I think its safe to say, this was my best experience to date. The food is an interesting fusion of Japanese and other influences and the flavours were all fabulous. Thanks to all the staff and management for a lovely night out

Murray Elliot

Fantastic meal last night. I tried the salmon sashimi, which was so fresh and tasty. I also had one of the specials - spicy sea bass tempura - lovely, light tempura batter and was very happy with my choice. Also got a taste of the other meals at the table - chicken katsu, salmon teriyaki and chicken teriyaki. All delicious! The team that served us were very friendly. Thank you

Yvonne English

Tried a wide selection of lovely food, especially enjoyed the delicious miso tempura salmon! As a sushi virgin it was all a very exciting and new experience, very much won over and want to come back and try the rest of the menu! Service was very speedy, and the staff were all lovely and attentive. Loved the cocktails too!

Helena Heald

I had the chicken Katsu curry and it was superb, also had a salmon plate delivered by the chef for me to taste and it was excellent, didn't quite catch the name of it. The way the food is served is different but the waitress explained before hand that the food would be served when ready. All in all a great evening and would definitely go back.

Alan Wilson

Absolutely loved this place last night. Both food and drink were to a very high standard and the miso soup was the best I've ever tasted! We waited very little time for our food and the service was excellent. Would definitely recommend.

Emma Gourday

The food was amazing and the staff were lovely It did take a wee bit until the food arrived, but it is made fresh so no complaints really~ the taste definitely made up for it!

Kirsten Shauaff

Great service, amazing food first of many visits

Gillian Baird

Food amazing with staff that give a first class service. Anyone visiting St Andrews this is a must. Price is excellent too. Highly recommend.

Juliet Smith

Unexpectedly good sushi and other items in St Andrews. Food was excellent, service friendly and quick, all in all a great experience!!

Good value • Local favourite

Norman Garden

Best thing that ever happened to this town. The fish is very fresh and delicious, wish there were more options on the menu though. All the staff members are very friendly, and the price was reasonable for the quality and portions of the food.

Fadia Bou Dagher

Certainly the best Japanese restaurant in town. The food is good, the atmosphere is good, and the service is great. I recommend this place highly.

Esme Neal

6a Greyfriars Gardens, St Andrews, KY16 9HG

Viewings strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email: info@cornerstoneagents.co.uk.

PREMISES

The business occupies the ground floor shop premises of a mid-terrace unit.

Access is via the front of the property leading into the bar and restaurant area.

INTERNAL DETAILS

Internal details briefly comprise a fully equipped bar and restaurant to accommodate approximately 48 covers. With modern internal décor and fixtures & fittings the space would lend itself very well to a variety of different international cuisines and trading styles.

Seating is by way of bench style seating and fixed high tables and assorted tables and chairs.

The bar area is to the front of the premises with bar counter and gantry behind.

SERVICE AREAS

A commercial kitchen as well as unisex toilets, disabled toilets and associated stores.

KITCHEN EQUIPMENT

A comprehensive range of almost new kitchen equipment is included in the sale.

New proprietors will purchase the existing kitchen equipment as part of the sale.

THE BUSINESS

Kazoku opened in March 2017 and had to close due to disability and illness of key personnel. In February 2019. During this time the business functioned as a popular Japanese sushi restaurant popular with visitors, locals and students alike.

Now a superb opportunity exists to acquire a fully fitted site in a highly visible trading location in St. Andrews.

SERVICES

We are advised that all mains services are connected.

TRADING FIGURES

Full trading figures will be available to seriously interested parties only after formally viewing the business.

OPENING HOURS

Currently closed.

TENURE

We are advised that a new lease over the premises may be on offer. This will be subject to landlord consent and covenant.

We are advised that the passing rent will be £38,000 per annum and the landlord may consider a 10+ year term.

The landlord will also require a £20,000 bond which will be returned to the tenants upon exit from the lease or satisfactory assignation. Details of this can be discussed with the agent handling the sale.

RATEABLE VALUE

As per the Scottish Assessor's website, the rateable value as of 1st April 2017 is £25,300.

PRICE

A premium of £45,000 is sought for the existing fixtures and fittings (including the kitchen equipment and other items).

VIEWING

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OFFERS

All offers couched in Scottish legal terms should be submitted to the sole selling agents.

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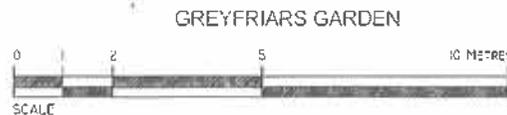
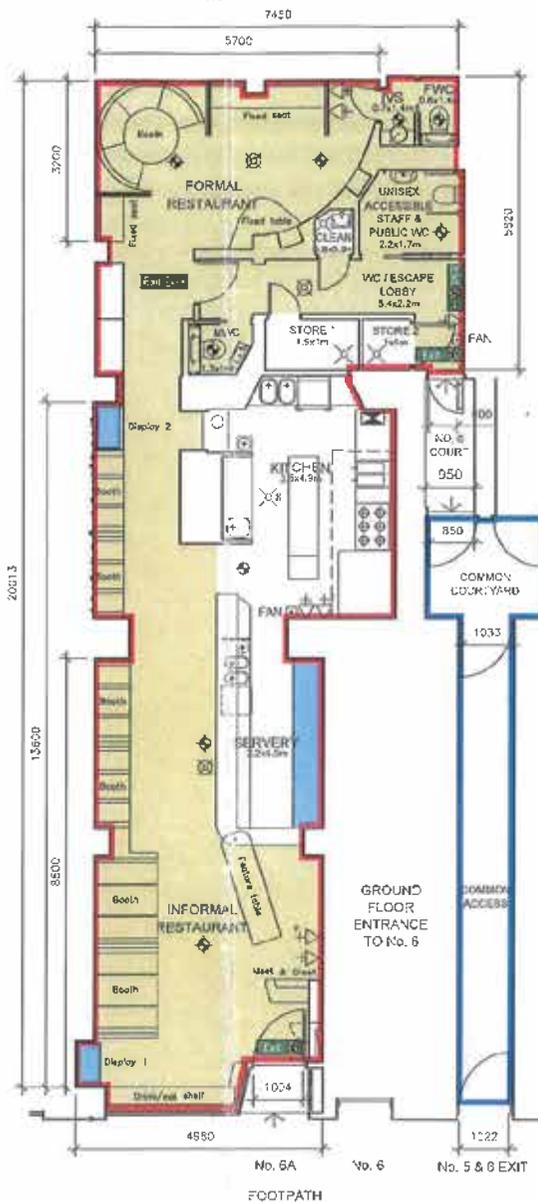
SCALE
LOCATION PLAN (1:1250) @ A1

OCCUPANT CAPACITY
 Formal Restaurant 18 Persons
 Informal Restaurant 32 Persons
 Total Occupant Capacity 50 Persons

AREAS USED FOR THE DISPLAY OF ALCOHOL
 Ground Floor Bar & Counter 2.425m high x 3.400m wide totaling 8.30m²
 Ground Floor Display Area 1 2.020m high x 1.600m wide totaling 2.40m²
 Ground Floor Display Area 2 2.020m high x 1.600m wide totaling 2.40m²

FIFE LICENSING BOARD
 15 SEP 2014
 PLANS APPROVED

FLB 135
 MAJOR VARIATION -
 AMENDED PLANS
 Received - 9/9/2014



PREMISES LAYOUT PLAN (1:100)

PROJECT SPECIFIC NOTES

This drawing has been produced for use as a Premises Layout Plan as described in the Licensing (Scotland) Act 2005 only. Any information provided on this layout plan that is not required by the Licensing (Scotland) Act 2005 or regulations made thereunder is provided purely for the purpose of assistance. Such information specifically does not form part of any Premises License. All room measurements are taken at the worst points.

Fire Warning System, Emergency Lighting & Fire-Fighting Equipment

- ILLUMINATED EXIT SIGN
- ILLUMINATED DIRECTIONAL EXIT SIGN
- EMERGENCY LIGHT
- FAN
- FIRE ACTION NOTICE
- BREAK GLASS EMERGENCY CALL POINT
- FIRE ALARM SOUNDER
- COMBINED VISUAL BEACON & AUDIBLE SOUNDER
- SMOKE DETECTOR
- HEAT DETECTOR
- COMBINED SMOKE DETECTOR AND SOUNDER
- FIRE BLANKET
- WATER TYPE FIRE EXTINGUISHER
- CO2 TYPE FIRE EXTINGUISHER
- FOAM TYPE FIRE EXTINGUISHER
- POWDER TYPE FIRE EXTINGUISHER

- DENOTES EXTENT OF THE LICENSED AREA
- DENOTES CHILDREN AND YOUNG PERSON AREAS CHILDREN ALLOWED ACCESS TO AND FROM THE CHILDREN'S AREAS FROM THE FRONT DOORS AND THE TOILET FACILITIES
- DENOTES AREAS USED FOR THE DISPLAY OF ALCOHOL

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Client
 Mr John Marr, The Q Syndicate, 28 Peter Howling Place,
 Anstruther, KY10 3YQ

Project
 Alterations to existing Class 3 unit at 6A Greysfriars Garden, St
 Andrews, Fife, KY16 9HG

Drawing Title
 Premises Layout Plan

Scale 1:100 @ A3	Date June 2014	Drawn by MDK	Checked by MDK
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