

DM HALL

For Sale

**Former Public
House and Flatted
Dwelling**

**130 Aberdour Road
Burntisland
KY3 0HA**



**224.7 SQ.M
(2419 SQ.FT)**

Property Details

- Ground floor public house with first floor dwelling
- Situated within seaside town of Burntisland
- Planning permission obtained previously for full residential conversion
- Could be adapted to suit a range of operators
- Offers of £150,000 invited

LOCATION:

The subjects are situated in Burntisland which is a popular coastal town situated on the North shore of the Firth of Forth. It lies approximately 6 miles to the Southwest of the larger town of Kirkcaldy which has a population of circa 50,000.

The town is a popular tourist destination in the summer months and has a comparatively good range of local amenities and facilities within the town centre. The East Fife regional road (A92) can be accessed approximately five miles to the North of Burntisland and this provides further connections to the motorway network of Central Scotland beyond.

The property is located on the northern side of Aberdour Road, at its junction with Grange Road and on the main route through the town which joins the Aberdour and Kinghorn. The surrounding area is predominantly residential in use with ongoing development to the east.



Property Details

DESCRIPTION:

The subjects comprise a ground floor public house with upper floor owners dwelling, situated on a larger site benefiting from a raised timber decking area, parking and surfaced grounds.

The building is of a two storey, semi detached design and of traditional stone and slate construction. It has been extended previously with these of a single storey design, under a flat roof assumed to be clad in bituminous felt.

Access to the public house is from the car park area leading to the main bar. Further exit points are situated throughout. It is arranged to provide the main public bar area, a rear function suite and various ladies and gents WC's.

The dwelling is accessed from the rear of the premises through a ground floor vestibule leading to a full kitchen. An internal stair provides access to the upper floor landing and to a large living room, two bedrooms and full bathroom.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition,

Unit	SQ M	SQ FT
Public House Ground floor	134.93	1463
Flatted dwelling Ground floor	19.32	208
Flatted dwelling First floor	69.49	748
TOTAL	224.7	2419



PLANNING PERMISSION:

Permission was obtained in 2019 for the conversion of the premises into a single 3 bedroom dwelling. This consent has lapsed however could be amended for any future residential use.

It should also be noted that the adjoining ground floor dwelling may be open to a purchase however, this would require to be discussed and agreed independently of this sale.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £9,300 per annum.

SALE PRICE:

Offers of £150,000 are invited for the benefit of our clients interest.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-



Make an enquiry

Leigh Porteous

Justin Akugbo

fifetaysideagency@dmhall.co.uk

DM Hall LLP

27 Canmore Street
Dunfermline, KY12 7NU

01383 604 100 (Agency Department)

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