

FOR SALE
FORMER VILLAGE HALL

**GRAHAM
SIBBALD**



**Strathmiglo Village Hall,
High Street,
Strathmiglo, KY14 7PR**

- Attractive building on Prominent Site
- Large open plan hall layout with additional utility/ storage accommodation
- Thought suitable for variety of alternative uses (subject to planning)
- Established and pleasant village location
- Close to established transport links
- Extends to 307.67 sq.m (3,312 sq.ft)

LOCATION

The village of Strathmiglo is located in north Fife lying approximately 9 miles north of Glenrothes and 11 miles west of Cupar. The town has a resident population of approximately 1,000 with the economy historically being reliant on agriculture.

The A91 the main trunk running east to west through north Fife links Strathmiglo with a number of surrounding towns and villages, with the M90 motorway lying approximately 8 miles to the west. The town is therefore well served in relation to the surrounding road network.

The nearest rail connections are Ladybank and Cupar, both lying approximately 10-15 minutes drivetime. The town is also well served by a rural bus network.

The subjects are located centrally within the village lying on the south side of High Street, towards its western end with surrounding properties being of mixed use and predominantly residential and in keeping with a village setting.

DESCRIPTION

The subjects comprise a detached and extended Church Village Hall of Stone/Brick Construction, partially rendered externally, set beneath a mixture of pitched roofs clad in slate and profile sheeting. It is set in pleasant ground to the front of the building with wall boundary enclosure.

Internally, it is arranged to provide a front entrance with toilets leading into the main open plan hall with raised platform/stage to the rear. There is also the extended part lying behind this area which is presently used as workshop/storage areas.

The subjects are also thought to be suitable for a variety of alternative uses/redevelopment (subject to planning)

ACCOMMODATION

The subjects extend to the following Gross Internal Areas.



Floor	Sq M	Sq Ft
Ground floor	307.67	3,312

PRICE

Offers are invited in excess of £110,000 for our clients heritable interest (freehold) with vacant possession. Offers subject to planning will be considered subject to a review of the applicants planning and design proposals.

RATEABLE VALUE

The Scottish Assessors Portal notes the subjects carry a Rateable Value of £7,400

EPC

A copy of the EPC is available upon request

LEGAL COSTS

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

VAT

For the avoidance of doubt all prices are exclusive of VAT unless otherwise stated and any prospective purchasers should satisfy themselves independently as to the incidence of VAT involved in this transaction.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



Duncan Fraser

Associate

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07769 377 431

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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6. Date of Publication: April 2023