

FOR SALE



PUBLIC HOUSE/ DEVELOPMENT OPPORTUNITY



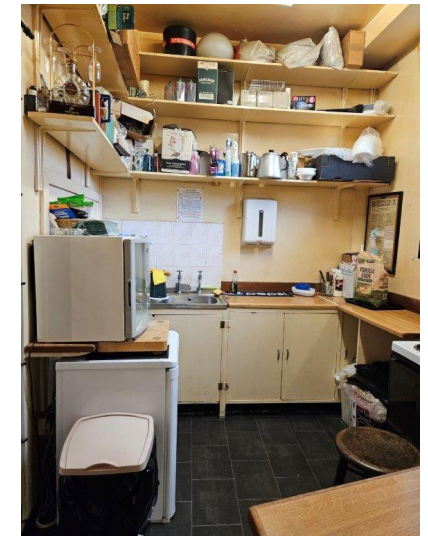
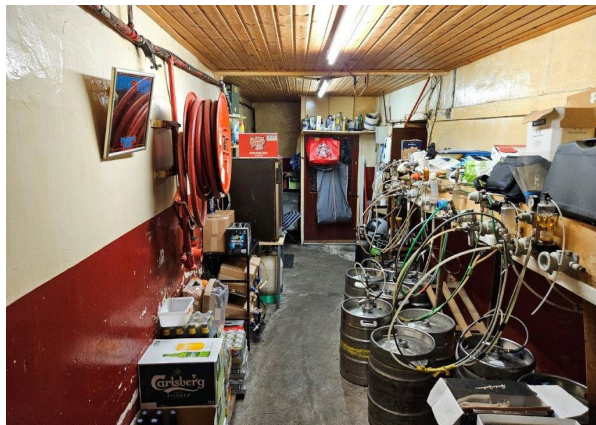
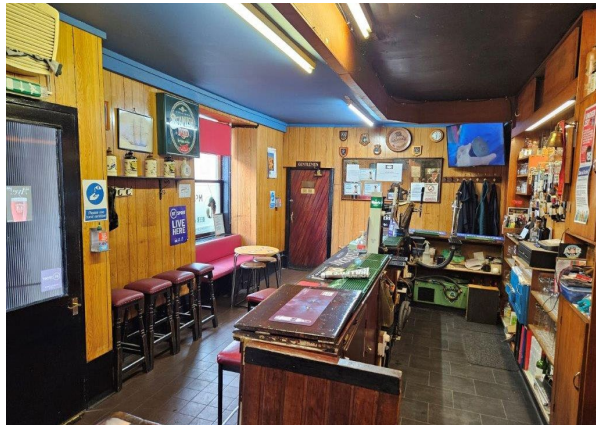
**OLD SHIP INN, HIGH STREET
LOCHGELLY, KY5 9LW**

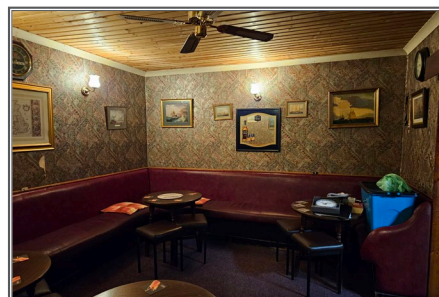
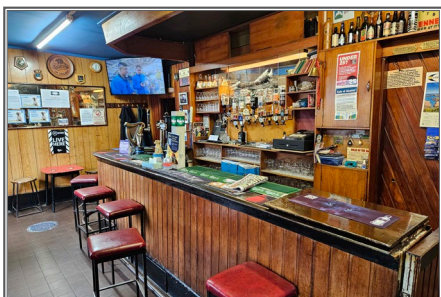
- **272.60 M² (2,934 FT²)**
- **POTENTIAL FOR ALTERNATIVE USE**
- **100% BUSINESS RATES RELIEF**

Andrew Reilly Associates Ltd
31 Rutland Square, Edinburgh,
EH1 2BW

0131 229 9885

OLD SHIP INN





LOCATION:

Lochgelly, a town of approximately 7,000 residents, is located within west Fife and lies adjacent to the A92 central Fife link road, the region's principal arterial route linking Dundee to the north with Dunfermline to the southwest, providing access to the M90 motorway, Queensferry Crossing and thereafter the wider Scottish motorway network. The town lies approximately 9 miles northeast of Dunfermline and 23 miles north of Edinburgh. Edinburgh International Airport is within easy reach of the town, approximately 25 minutes by car.

High Street is located to the south of Lochgelly town centre, connecting Hall Street and Main Street to the north with The Avenue to the south.

DESCRIPTION:

The Old Ship Inn is a 17th century coaching inn arranged over a single storey with an attic conversion of traditional stone construction under a pitched slate roof. A single storey brick/block extension was added in the 1960's to create a function room with dedicated entrance.

Internally, the accommodation provides a main bar, snug, games room and function room with capacity to seat 80 people. A small kitchen provides catering facilities. Two storage rooms have been created at first floor level.

The business is well established and continues to trade as a community pub and venue however the property may be suitable for a variety of alternative uses, subject to obtaining the necessary planning consents.

ACCOMMODATION:

The property has been measured in accordance with RICS Property Measurement (2nd Edition) and the gross internal area has been calculated as:

	Sq M	Sq Ft
Public House & Function Room	220.66	2,3785
First Floor Storage	51.94	559
Total	272.60	2,934



SALE TERMS:

Offers are invited for the purchase of our client's heritable interest in the property with vacant possession. Further information is available on application to the sole marketing agents.

VAT

Unless otherwise stated, prices and outgoings quoted exclusive and will be liable to VAT at the prevailing rate.

NON-DOMESTIC RATES:

The property is listed in the Valuation Roll with a rateable value of £5,700 and may therefore qualify for up to 100% business rates relief.

ENERGY PERFORMANCE CERTIFICATE

The energy performance of the property has been assessed and a copy of the EPC will be provided on request.

LEGAL FEES

Each party will be responsible for their own legal fees In dealing with the transaction however the tenant will be liable in the normal manner for any recording dues, registration fees and Land and Buildings Transaction Tax.

VIEWING AND FURTHER INFORMATION:

To arrange a viewing or for further information please contact the sole letting agents:

Andrew Reilly Associates
31 Rutland Square
Edinburgh
EH1 2BW

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T: 07973 540528
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ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.