

REDUCED PRICE

LICENCED PREMISES/DEVELOPMENT OPPORTUNITY

- > LICENCED PREMISES ON BUSY THOROUGHFARE TO AND FROM KIRKCALDY TOWN CENTRE
- > POTENTIAL ALTERNATIVE USES/DEVELOPMENT OPPORTUNITY
- > PUBLIC BAR, RESTAURANT AND OWNERS ACCOMMODATION
- > OFFERS OVER £200,000

YORK PLACE

CAR PARK TO REAR

FRESH FOOD served all day
COCKTAILS
PRIVATE EVENTS

THE DINING ROOM

FOR SALE

THE DINING ROOM, 2 YORK PLACE, KIRKCALDY, KY1 3HN

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01592 205442 www.shepherd.co.uk



LOCATION

Kirkcaldy is the main regional centre for the surrounding area and has a resident population approaching 50,000 persons.

Kirkcaldy is centrally located in Fife, approximately 25 miles north of Edinburgh on the east coast of Scotland.

The town is served with all essential transport, shopping, educational and medical facilities and benefits from excellent transport links to the motorway network via the A92 dual carriageway.

The subjects are located in a prominent mixed commercial and residential area to the east of Kirkcaldy. The subjects front Roslyn Street which is a busy vehicular thoroughfare leading to and from the town centre.

DESCRIPTION

The subjects comprise a licenced property with ground floor, bar and restaurant and first floor owners' accommodation.

The main building is two storey in height with single storey projections to the side and rear. The main walls are a mix of stone and brick construction with the roofs over being pitched and clad in pan tiles and sections of flat roof.

To the rear of the property there is a raised decking area and beyond this a car park.

ACCOMMODATION	M²	ft²
Ground Floor		
Public Bar, Restaurant, Kitchen and Toilet Facilities	265	2,852
First Floor		
Owners Accommodation	92	990
TOTAL	357	3,842

RATEABLE VALUE

Rateable Value - £23,800

PLANNING

The subjects offer potential for conversion or redevelopment to alternative uses and all interested parties should make their own enquiries with Fife Council Planning Department.

TERMS

Our client is inviting offers over £200,000 for their heritable interest.

EPC

Awaiting further details..

VAT

Prices are quoted exclusive of VAT.





LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.


MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agent.



 Chartered and members of the Institute of Chartered Surveyors		PROJECT No. C979	DRAWN CBY	DATE 06/04
--	--	---------------------	--------------	---------------

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 11 Wemyssfield, Kirkcaldy, KY1 1XN
 Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01592 205442

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **SEPTEMBER 2923**