

LICENCED PREMISES/ DEVELOPMENT OPPORTUNITY

- > CLOSED RESTAURANT/PUBLIC HOUSE PREMISES WITH OWNER'S ACCOMMODATION
- > POTENTIAL FOR REDEVELOPMENT AND CONVERSION
- > PROMINENT LOCATION WITHIN FIFE VILLAGE
- > REAR CAR PARK OFFERING DEVELOPMENT POTENTIAL
- > OFFERS OVER £395,000



FOR SALE

THE DAIRSIE INN, 45 MAIN STREET, DAIRSIE, KY15 4SR

CONTACT: Jonathan Reid - j.reid@shepherd.co.uk - 01382 878005 www.shepherd.co.uk



LOCATION

Dairsie is a small village located on the main A91 road between Cupar and St Andrews. The Village is located approximately 4 km east of Cupar and approximately 10 km west of St Andrews within Fife.

The subjects are prominently located on the southmost side of Main Street close to its junction with Station Road within the centre of the village. Surrounding properties are predominantly of a residential nature and the subjects have frontage to the A91 which links Cupar, St Andrews and Dundee.

DESCRIPTION

The subjects comprise an end terraced two storey building which formerly comprised two dwellings and was combined and extended to create the Dairsie Inn with associated owner's accommodation.

The main walls are of solid stone and brick construction roughcast and painted externally. The roofs over are pitched and laid in slates and concrete tiles.

The accommodation comprises public and lounge bar areas with associated toilet and kitchen facilities at ground floor. In addition, there is a conservatory extension to the rear. The first floor comprises owner's accommodation accessed via an internal stairwell.

Externally there is car parking, garage and garden ground which could provide potential for future development.

ACCOMMODATION

	Gross m ²	Gross ft ²
Ground Floor		
Public Bar, Dining Room, Conservatory, Kitchen, Storage and Toilet Facilities	213	2,290
First Floor		
Owners Accommodation, 3 Bedrooms, Livingroom, Kitchen and Shower Room	91	980
TOTAL	304	3,270

PLANNING

All interested parties should make their own enquiries to Fife Council Planning Department.

TERMS

Our client is inviting offers over £395,000 for their heritable interest.

RATABLE VALUE

The property has been assessed for rating purposes at £8,159.





EPC

Available upon request.

VAT

Prices are quoted exclusive of VAT.

LEGAL COSTS

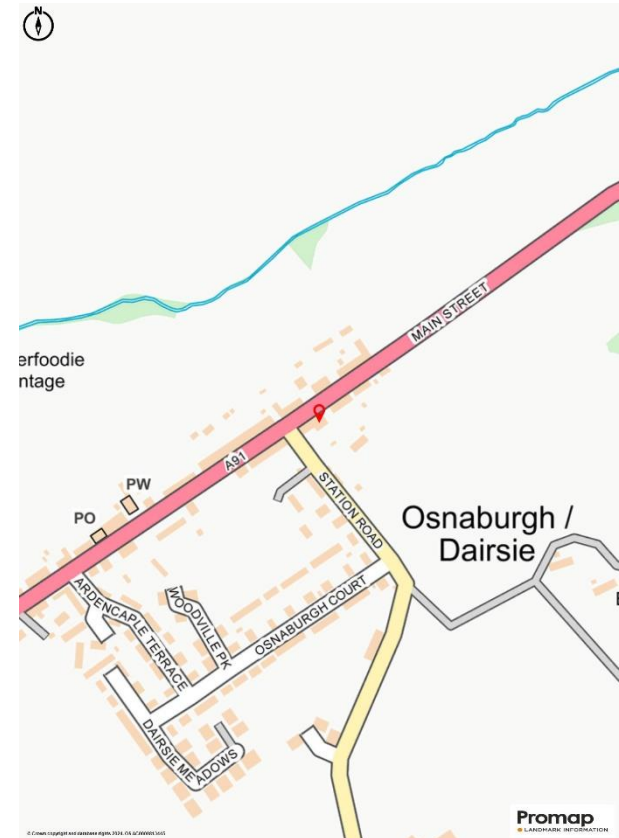
Each party to bear their own legal costs in connection with this transaction.

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 agents.



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

Shepherd Chartered Surveyors

Jonathan Reid – j.reid@shepherd.co.uk 01382 878005

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. **APRIL 2024**

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