

FOR SALE

LICENSED 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



VIDEO TOUR



WHAT 3 WORDS



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

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Location

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



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.



FIND ON GOOGLE MAPS



Description

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



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

	m ²	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

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

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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.

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.

RATEABLE VALUE

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

Get in Touch

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



Jonathan Reid
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ANTI MONEY LAUNDERING REGULATIONS

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