

FOR SALE

Social Club with potential for variety of uses.

Gross Area – 494.45 sq. m.

(5,322 sq. ft.) with external

ground and car parking

Potential for continuation of

existing use and other

licensed/restaurant uses.

Potential for

development/conversion of site

for alternative uses such

residential

Offers over £500,000.



VIDEO TOUR



WHAT 3 WORDS

ST ANDREWS UNITED SOCIAL CLUB, LANGLANDS ROAD, ST ANDREWS, KY16 8BN

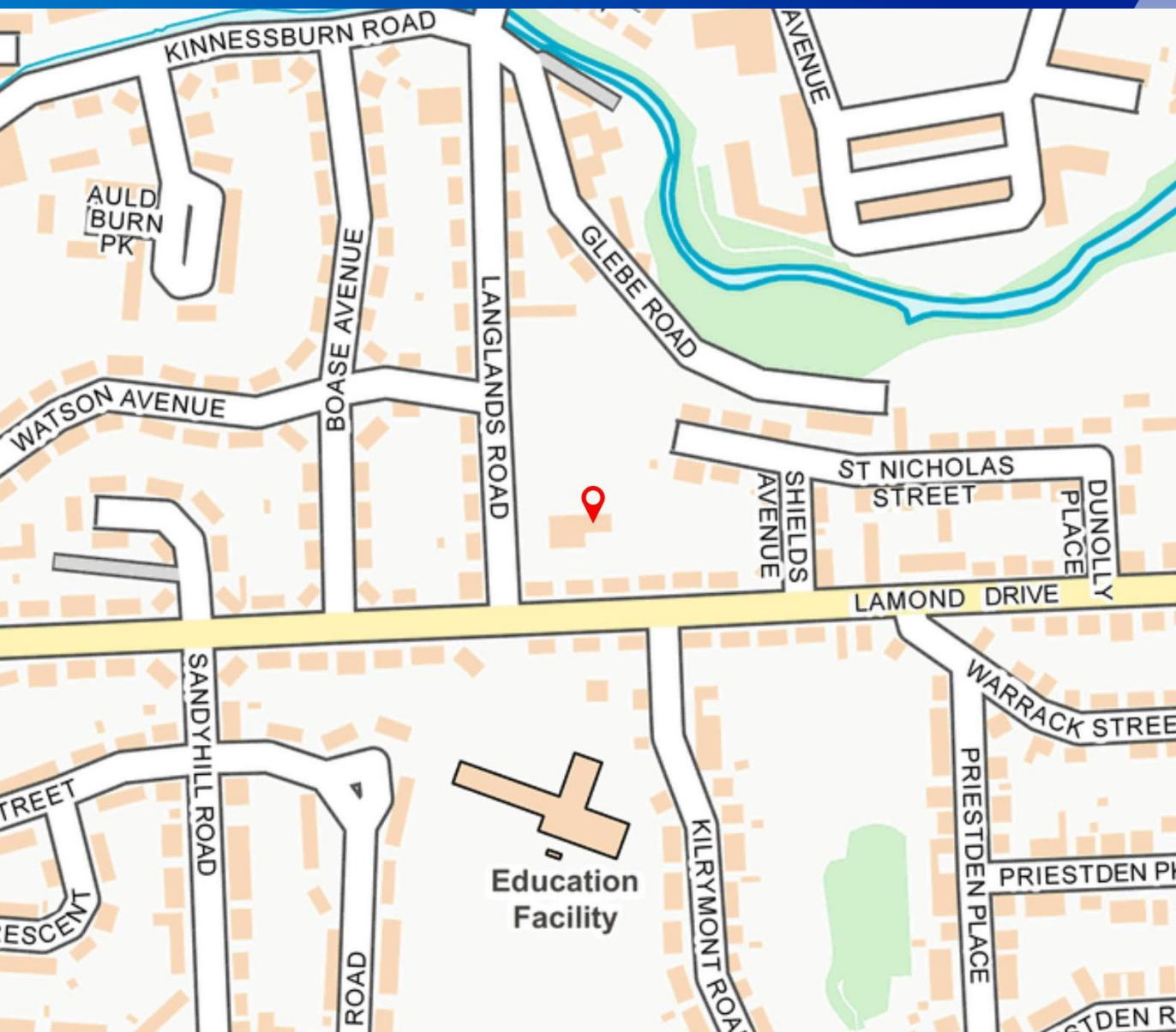
CONTACT: Jonathan Reid – j.reid@shepherd.co.uk | 01382 878005 shepherd.co.uk





Location

ST ANDREWS UNITED SOCIAL CLUB, LANGLANDS ROAD, ST ANDREWS, KY16 8BN



The university town of St Andrews is situated on the north east coast of Fife approximately 25 km (15 miles) south of Dundee, 56 km (35 miles) east of Perth and circa 80 km (50 miles) north east of Edinburgh.

The town has a resident population of some 25,000 persons which is boosted by an influx of approximately 8,000 students during term time.

Additionally, St Andrews is known throughout the world as the home of golf and is an important historic town which ensures a healthy flow of tourists all year long.

The subjects are located on Langlands Road in a predominantly residential area a short distance from St Andrews Town Centre.

Description



FIND ON GOOGLE MAPS



Description

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The subjects comprise a detached single storey building dating from 1982 and which has been extended over the years. The property is brick construction, harled externally and with pitched concrete tiled roof over.

Externally there is car parking for around six spaces which will be allocated with the sale of the premises.

The property is currently used as a facility to support St Andrews United Football Club on match days and would be suitable for use as a club or alternative licensed/restaurant users, etc.

In addition, there may be potential for demolition and development of the site for alternative uses such as residential.

Accommodation

	m ²	Ft ²
Ground Floor		
Two Lounge Areas, Function Room, Bars, Kitchen, Cellar, Offices and Toilet Facilities.	494.45	5,322
TOTAL	494.45	5,322

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





Planning

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

Terms

Our client is inviting offers in excess of £500,000 for their heritable interest.

Rateable Value

To be assessed

Energy Performance Certificate

Awaiting confirmation.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party will to bear their own legal costs in connection with the sale of the property.

Get in Touch

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



Jonathan Reid

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Shepherd Chartered Surveyors

13 Albert Square, Dundee, DD1 1XA

t: 01382 878005



ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

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