

FOR SALE

Community Hall

Stephen Memorial Hall, Back Street, Culross, KY12 8PH



- **Community hall located on Commercial Street**
- **Property extends to 95.42 sq m (1,027 sq ft)**
- **Suitable for variety of uses subject to necessary planning consent**
- **Offers over £35,000 and will be exempt of VAT**
- **Property is category C-Listed**
- **Highly desirable area**



VIEWING & FURTHER INFORMATION:

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LOCATION

Culross is a small historical port village and former royal burgh. It has a population estimated to be in the region of 400 persons. It contains a number of historical buildings and has been classed a conservation area, making it a popular tourist and filming location.

The subjects are situated on the north side of Little Causeway between Mid Causeway and Low Causeway Side. The subjects are a semi-detached, single storey building. Nearby occupiers are predominately residential in nature, but includes The Red Lion Inn, Bessie's, and The Buscuit Café.



DESCRIPTION

The subjects comprise a single storey semi-detached building of stone construction surmounted by a pitched and slated roof. The property is category C listed and has single glazed timber frame windows.

Internally, the ground floor consists of a timber floor with linoleum overlay. The walls are painted and papered, and fluorescent lighting is throughout the property.

ACCOMMODATION

Site	Area Sq M	Area Sq Ft
Ground Floor	95.42	1,027
Total	95.42	1,027

PRICE

Our client is seeking offers over of £35,000 exclusive.

TENURE

Freehold (heritable).

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a Rateable Value of £2,500

VAT

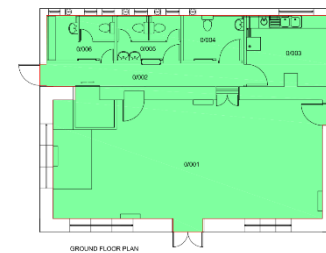
Sale price for the property will be an exempt supply for the purposes of VAT

LEGAL COSTS

Each party to bear their own legal costs in the connection with this transaction and any LBTT, registration dues and any VAT incurred thereon.

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

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

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