

# FOR SALE

## Community Hall

**Moray Institue, 92 Main Street, Kelty, KY4 0AQ**



- **Community hall located on Main Street**
- **Property extends to 659.70 sq m (7,098 sq ft)**
- **Suitable for variety of uses subject to necessary planning consent**
- **Offers in the region of £135,000 and will be exempt of VAT**
- **Parking readily available**



### **VIEWING & FURTHER INFORMATION:**

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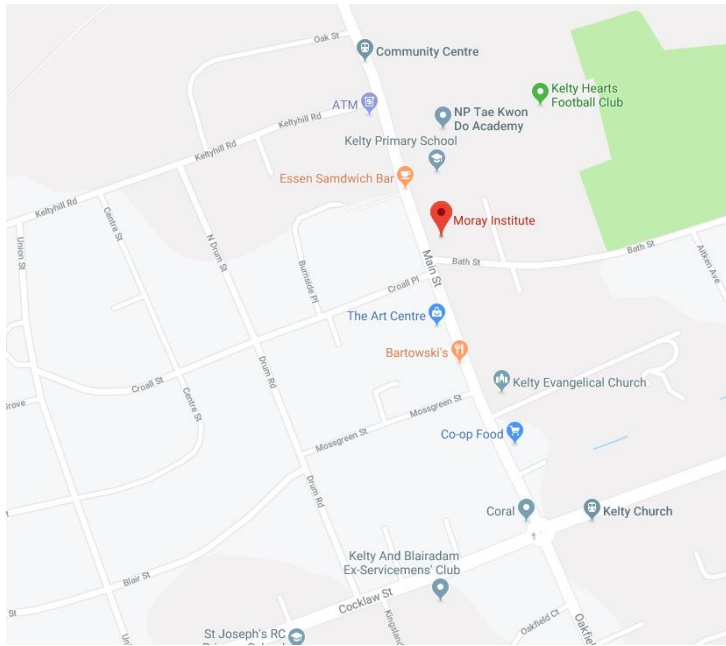
## Community Hall

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### LOCATION

Kelty is a former coal mining town situated on the border of Fife and Kinross-shire with a population estimated to be in the region of 6,000 persons. The town benefits from easy access to the M90 motorway connecting to Edinburgh, Perth and Beyond.

The subjects are situated to the north side of Bath Street on the junction of Main Street and Bath Street. Main Street is the main retailing thoroughfare for the town. The subjects are a detached, single storey building. Nearby occupiers include The Art Centre, Well Pharmacy, and the Co-Op supermarket.



### DESCRIPTION

The subjects comprise a single storey detached building of stone construction that has been rendered in areas and is surmounted by a pitched and slated roof. Internally, the building comprises 5 large open plan rooms and halls on suspended timber floors predominately overlaid with linoleum or carpeting, plastered and painted walls, and fluorescent strip lighting throughout.

### ACCOMMODATION

Site	Area Sq M	Area Sq Ft
Ground Floor	659.70	7,098
<b>Total</b>	<b>659.70</b>	<b>7,098</b>

### PRICE

Our client is seeking offers in the region of £135,000.

### TENURE

Freehold (heritable).

### VAT

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

### RATEABLE VALUE

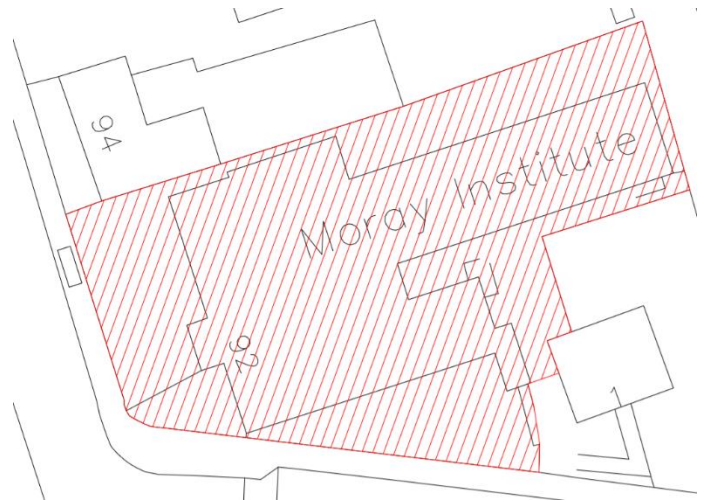
The subjects are entered in the current Valuation Roll at a Rateable Value of £28,700

### 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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