



**COMMERCIAL OFFICE SPACE, JAMESFIELD CENTRE,
ABERNETHY, NEWBURGH, CUPAR, KY14 6EW**

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Abernethy 2m, Newburgh 3m, M90 J9 6m, Perth 10m, Cupar 13m, Freuchie 14m, Dundee 22m, St Andrews 23m, Stirling 40m, Edinburgh 44m

DESCRIPTION

Large first floor premises above the spacious farm shop deli, a butchery and a restaurant, offering views over the Tay estuary. Car parking spaces available.

SITUATION

Jamesfield Farm Shop and Restaurant is situated near the River Earn and River Tay. It is in walking distance of the beautiful village of Abernethy, with its famous historic round tower at the centre. Jamesfield Garden Centre is directly across from the premises (shown below).

For the more adventurers, there is excellent walking and cycling routes throughout the nearby forest. Abseiling, kayaking and the admirable fishing opportunities on the River Tay and the River Earn, is just a cast away.

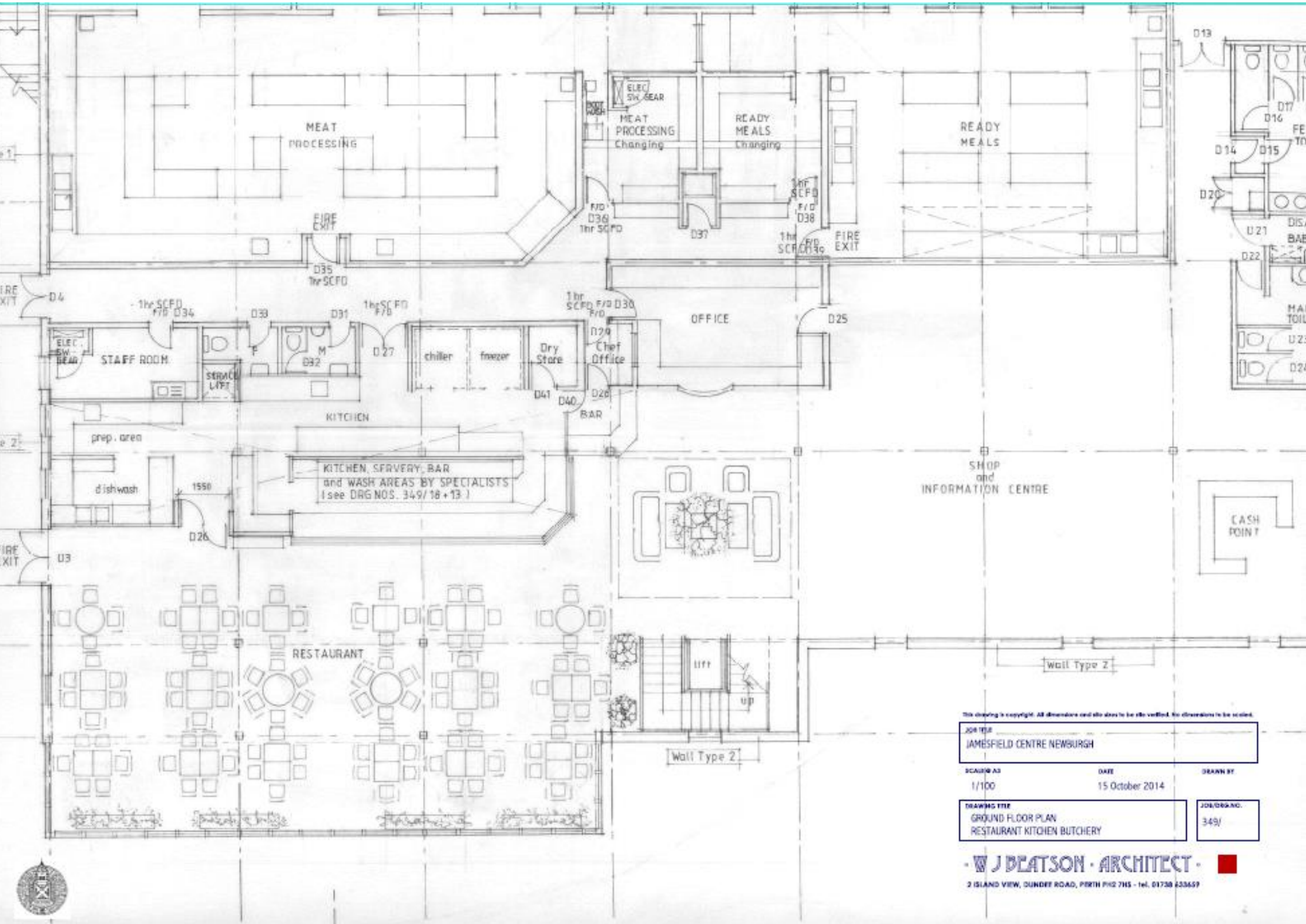
There is a mainline railway station in Perth with a service every 15/20 minutes to Edinburgh and every hour to Dundee.

Abernethy Primary School is 1.5 miles away and secondary schools are located nearby Perth.



Offer Over £10/ft²/year





This drawing is copyright. All dimensions and elevations to be site verified. No dimensions to be scaled.

JOB NO.
JAMESFIELD CENTRE NEWSBURGH

SCALE/A3
 1/100

DATE
 15 October 2014

DRAWN BY

DRAWING TITLE
**GROUND FLOOR PLAN
 RESTAURANT KITCHEN BUTCHERY**

JOB/DRG NO.
 349/

J BEATSON · ARCHITECT ·

2 ISLAND VIEW, DUNDEE ROAD, PERTH PH2 7HS - Tel. 01738 433659



VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole letting agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

CLOSING DATE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

PROPERTY MISDESCRIPTION

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or misstatement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

OFFERS

Offers must be submitted in Scottish legal terms to the Letting Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.





F A R M

S H O P





Jamesfield Organic Farm Shop

Jamesfield Farm Shop & Restaurant

Jamesfield Garden Centre

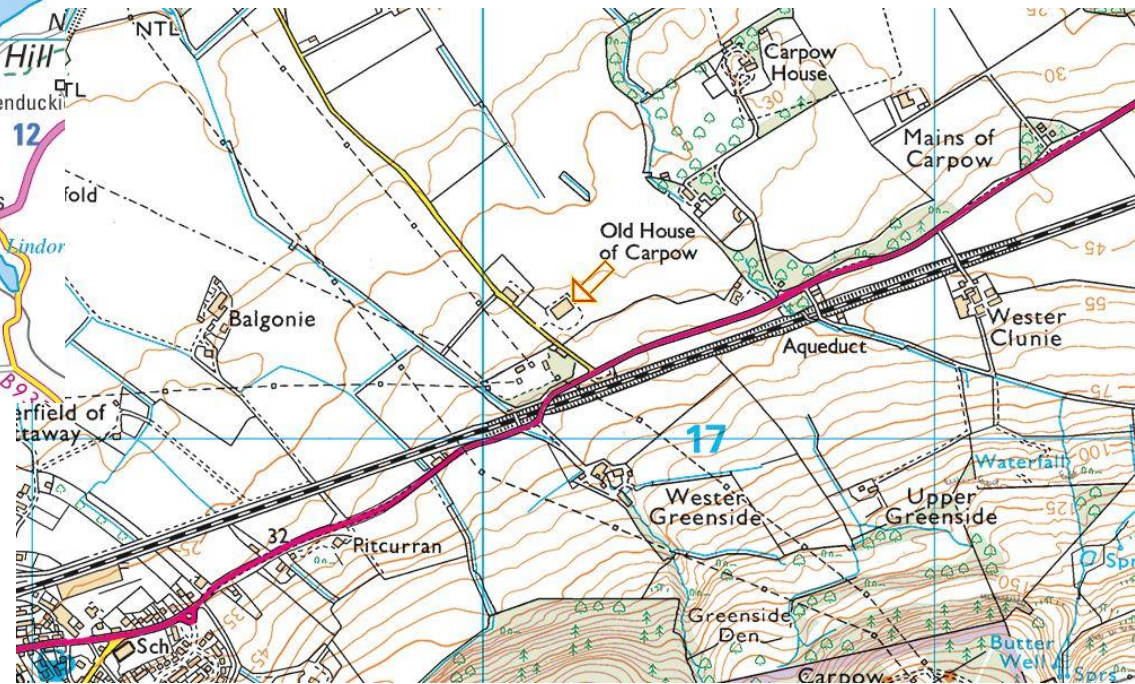
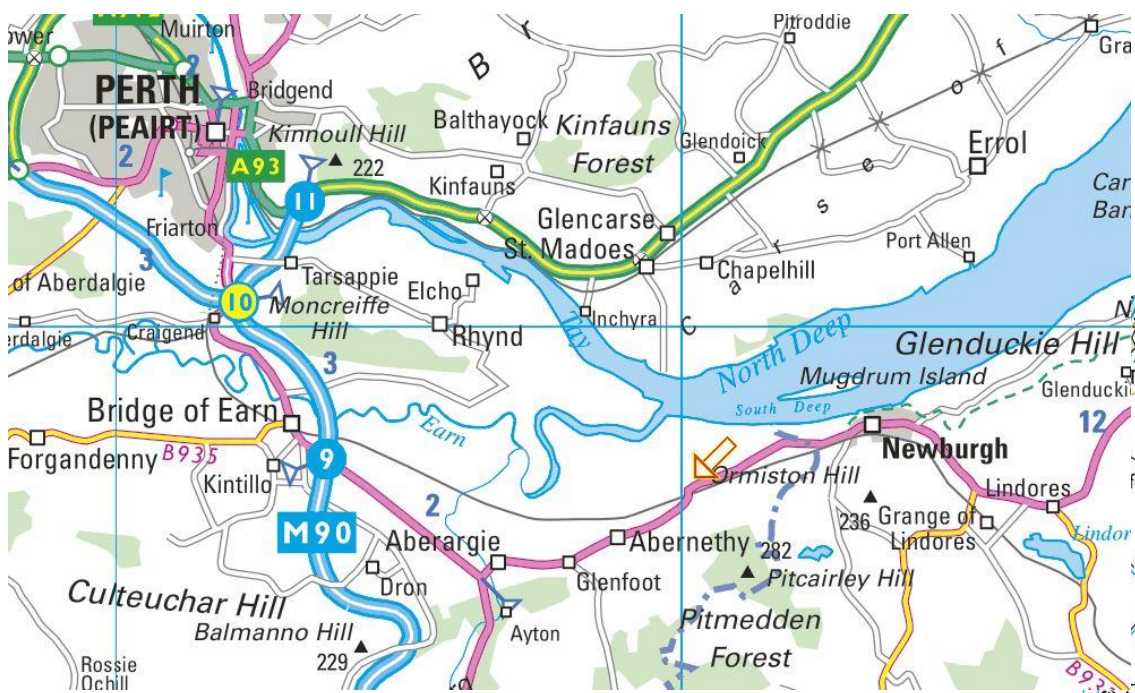
Scotia Cabins

Newburgh Rd

Abemethy Rd

A913

A913



DIRECTIONS

From Edinburgh, cross the Forth Road Bridge, take the M90 signposted Aberdeen, Dundee, and Perth. Leave the M90 at junction 9. Turn right onto the A912 signposted Newburgh, Cupar. At roundabout take the 1st exit onto the A913. Proceed through Abernethy and after a mile you reach traffic lights due to a narrow railway bridge. After these lights turn almost immediately first left. Proceed past the farm restaurant and nursery down the hill and turn first right off the quiet public road onto a tarmac farm road. Proceed past the farm house (where one of the owners lives) the farm stading is yards further along the farm road.

From Dundee, cross the Tay Bridge. At the Tay Bridge roundabout take the 2nd exit onto the A92 signposted Edinburgh, Kirkcaldy. At the Forgan roundabout take the 2nd exit onto the A92 signposted Edinburgh. Turn right onto the A913. Turn right, then turn right. Arrive at Jamesfield Farm.