

**FOR SALE
HALL PREMISES**

**GRAHAM
SIBBALD**



**The Salvation Army, Michael Street,
Buckhaven, Fife, KY8 1JR**

- Open plan and flexible hall accommodation
- Potential for redevelopment (STP)
- Gross Internal Area: 217.44 Sq.m, 2,340 Sq.ft

LOCATION DESCRIPTION

The subjects are situated within Buckhaven, a town located upon the east coast of Fife alongside the neighbouring towns of Leven and Methil, which incorporates a combined population of circa 16,000 people.

Buckhaven is located approximately 35 miles north by road of Scotland's capital city of Edinburgh, via the recently opened Queensferry Crossing and circa seven miles east of Kirkcaldy, which forms the second most populous town in Fife.

The subjects are located on the east side of Michael Street in the section between Allison Street and College Street. This is a primarily residential location with commercial occupiers found in nearby College Street.



DESCRIPTION OF PROPERTY

The subjects comprise a ground floor and attic building of brick and rendered construction surmounted by a pitched and hipped roof.

Internally, the subjects on the ground floor comprise an entrance foyer, main hall, office/band room, kitchen together with male, female and disabled WCs. The upper floor comprises a hall, office room, tea preparation and single WC together with the stair landing.

Flooring is of concrete overlaid in a mixture of carpet, vinyl and timber overlay with walls and ceilings in painted plasterboard. Lighting is by way of fluorescent strip lighting. A concrete stair leads to the upper floor.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Gross Internal Area basis:

Hall Premises	SQ. M	SQ. FT
Ground Floor	152.96	1,646
Upper Floor	64.48	694
TOTAL	217.44	2,340

EPC

Available on request.

PRICE

Offers are invited in excess of £90,000.

RATEABLE VALUE

The Scottish Assessors Portal notes the subjects carry a Rateable Value of £6,100. The subjects may be liable for full relief under the Small Business Bonus Scheme (subject to personal criteria which should be confirmed with the Local Authority).

LEGAL COSTS

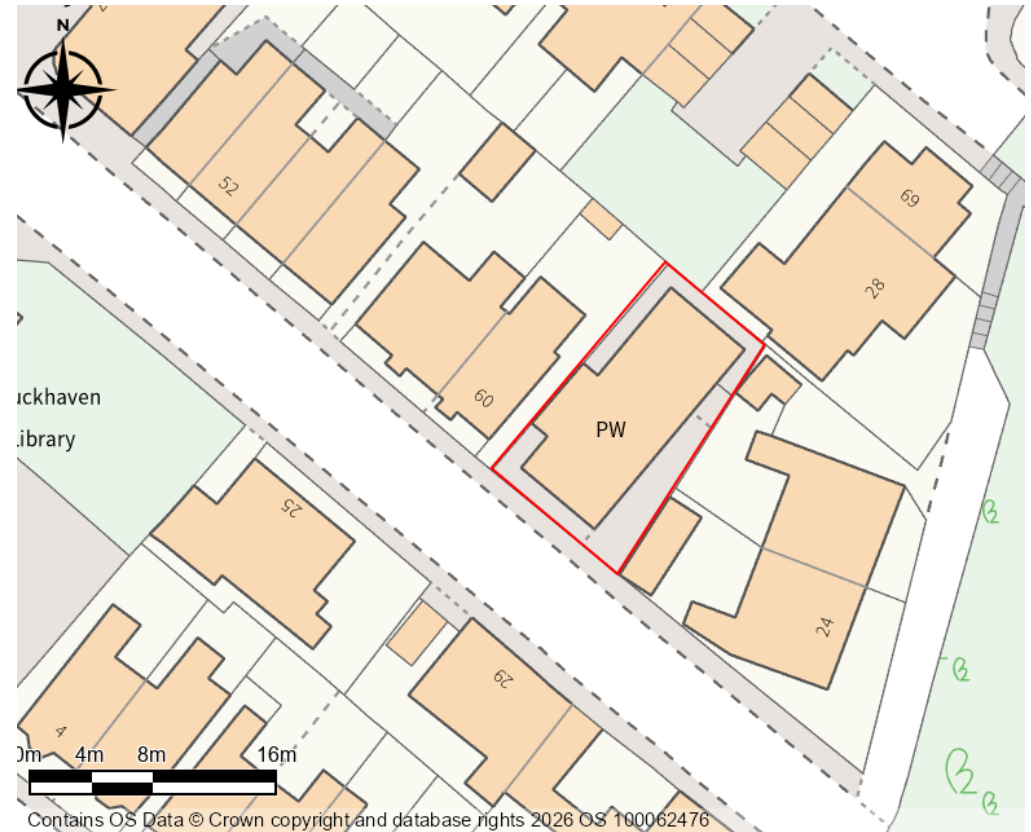
Each party to be responsible for their own legal costs incurred during the transaction.

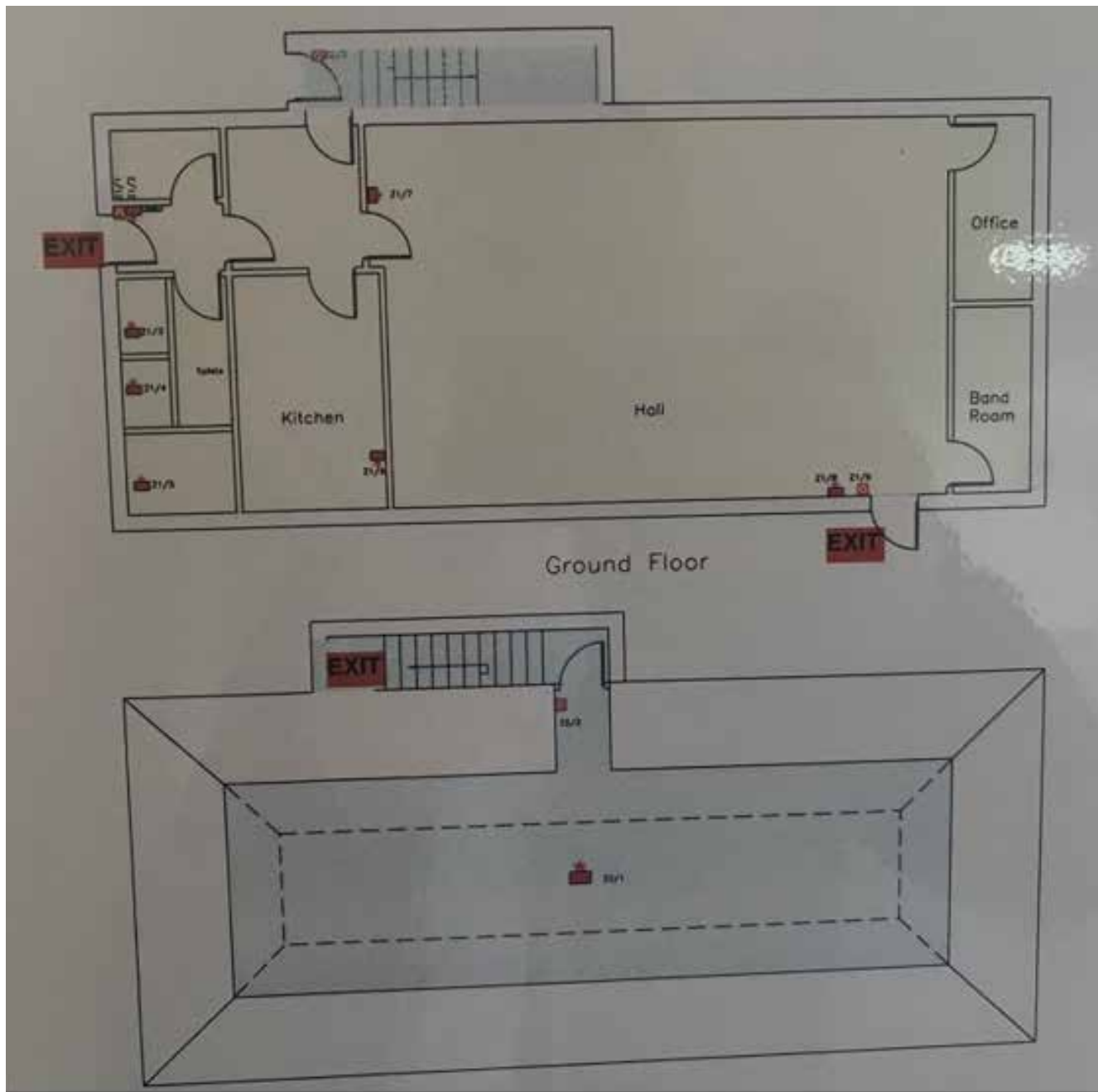
VAT

All prices quoted are exclusive of VAT.

VIEWING

Strictly by appointment via the sole marketing agent.





To arrange a viewing please contact:



DUNCAN FRASER

Director

duncan.fraser@g-s.co.uk

07769 377 431



LINDA FORD

Property Agent

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07810 417 738

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. The property is sold as seen with no warranties given in relation to any appliances or service on site.
6. Date Published: February 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.