

DM HALL

For Sale

Public House /
Development
Opportunity

Douglas Arms,
Main Street,
Methilhill,
Leven,
KY8 2DW



450.26 SQ M
4,847 SQ FT

Property Details

- Highly visible and prominent location
- Traditional public house with upper floor function suite
- To be sold with vacant possession
- Development potential for alternative uses (subject to planning)
- Offers Over £105,000 (subject to VAT)

LOCATION:

Methilhill and Methil form part of the Levenmouth conurbation of east central Fife and lie approximately 5 miles east of the town of Glenrothes and 7 miles northeast of Kirkcaldy. Levenmouth also comprises the towns of Leven and Buckhaven together with other satellite villages.

The subjects occupy a prominent and highly visible roadside position on the north side of Main Street. Main Street forms part of the B932, connecting the subjects to Leven to the east and Glenrothes/Kirkcaldy to the west.

Nearby occupiers include Morrisons Daily, Methilhill Bowling Club, Methilhill Primary School and additional retail/hot food premises along adjoining Methilhaven Road.

DESCRIPTION:

The subjects comprise a prominent standalone public house of brick/block construction with a pebble dashed rendered exterior. This is arranged over two storeys with ground floor bar service areas and upper floor function suite.

Externally, the property benefits from a generous demised tarmac-surfaced area to the front suitable for multiple car parking spaces. A shared rear area provides vehicular access suitable for loading and unloading requirements. Within the title includes a double garage offering additional secure storage or parking.



Internally, the subjects are arranged to provide two main service and seating areas, connected by a bar extending through both spaces. The Public Bar comprises perimeter soft seating and well-presented games/entertainment area. The Lounge Bar provides additional table seating together with a rear band/DJ area.

The upper floor comprises a large open plan function suite with perimeter soft seating offering flexibility per occasion. The function suite benefits from a stage, bar servery, WCs, kitchen and stores. Please note, the function suite is not currently licensed for the sale of alcohol, and a separate license would be required.

ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal Basis and is as follows:

FLOOR	SQ M	SQ FT
Ground	204.38	2,200
First	207.77	2,236
Basement Cellar	38.11	410
Total	450.26	4,846

SERVICES:

We understand the subjects benefit from gas central heating, electric, mains drainage and mains water services.

SALE TERMS:

Offers over £105,000 are invited for the benefit of our client's freehold interest.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The subjects benefit from a B rating.

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £12,000 per annum.

Subject to satisfying set criteria, the property is eligible for 100% rates relief under the Small Business Bonus Scheme (SBBS).



Property Details

PLANNING/USE CONSENT:

Under the Town and Property (Use Classes) (Scotland) Order 1997, the property is classified as sui generis as a public house.

Please note, the upper floor is not currently licensed for the sale of alcohol.

The property offers excellent potential for redevelopment, with flexibility for a variety of uses, subject to the necessary planning consents.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

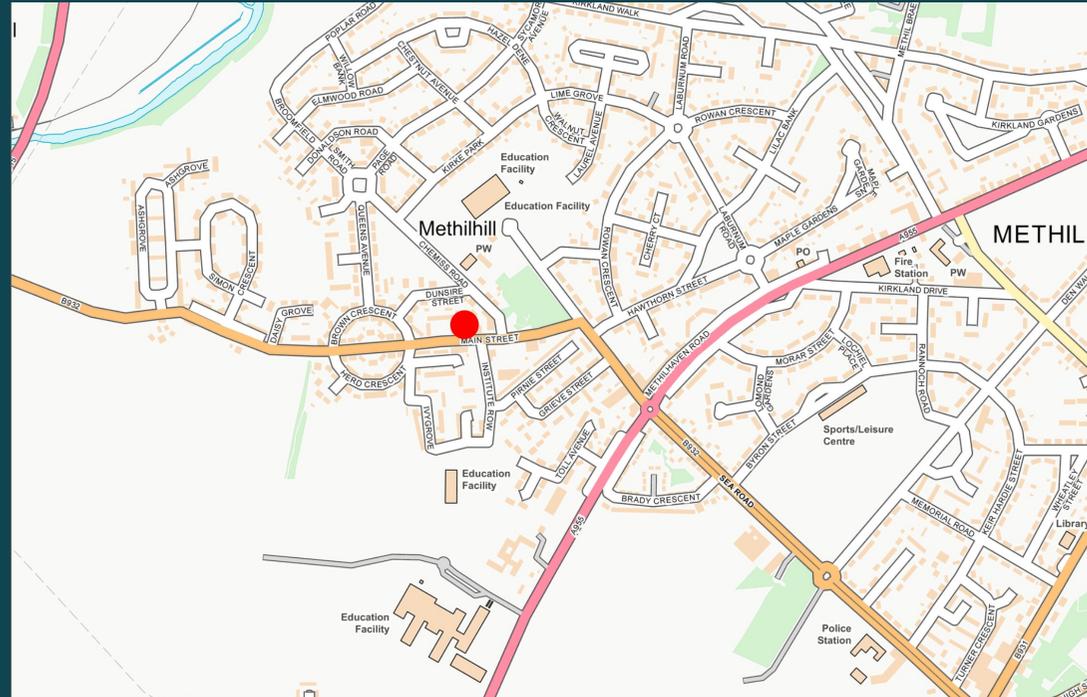
All prices quoted are exclusive of VAT which we have been informed is chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents: -

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

DM HALL

DM Hall LLP

Shed 26, Unit 34 City Quay,
Camperdown Street,
Dundee, DD1 3JA
01382 873 100

Sadik Chowdhury

Leigh Porteous

FifeTaysideAgency@dmhall.co.uk

ANTI MONEY LAUNDERING: DM Hall is regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors

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