

DM HALL

For Sale

**Warehouse /
Development
Opportunity**

**Picture House,
25 Queen Street,
Tayport,
DD6 9JY**



**398.51 SQ M
4,290 SQ FT**

Property Details

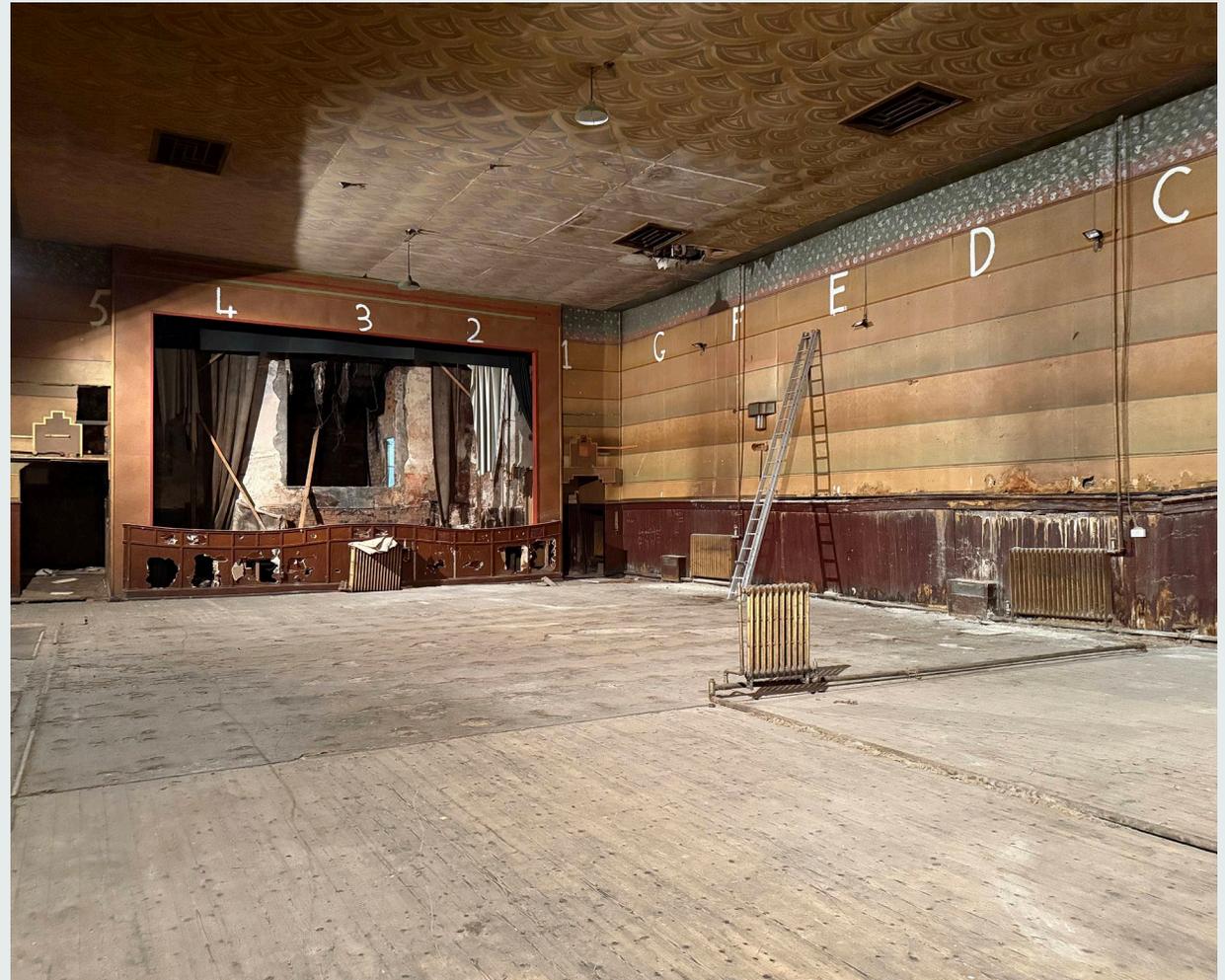
- Large store/warehouse centrally located within Tayport
- Short distance to Dundee, Leuchars, Cupar and St Andrews
- Development opportunity subject to planning
- Attractive price per sq ft
- Offers over £85,000 (no VAT on purchase price)

LOCATION:

The subjects are located in the town of Tayport, northeast of Fife. It lies 11 miles north of St Andrews, approximately 5 miles north of Leuchars and 5 miles southeast of Dundee via the A91 and A92. The town is predominantly residential with a modest provision of commercial properties.

The subjects are situated on the western side of Queen Street, at its junction with King Street. Surrounding occupiers include residential, St Margaret of Scotland Episcopal Church, Gregory Hall, Tayport Library, Tayport Primary School and Wilson Motors.

The subjects benefit from a convenient transport network with numerous bus services operating on Queen Street and free on-street car parking within its immediate proximity.



Property Details

DESCRIPTION:

The subjects comprise a main auditorium and upper floor office/projector rooms, it was most recently used for storage purposes however could be readily adapted to suit a variety of alternative uses subject to the necessary planning consents. Of particular note, the existing ceiling is suspended however, behind this, the property benefits from a minimum eaves height of 6.55m rising to 9.55m at the apex allowing for a wide range of development/use.

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:

398.51 sq m (4,290 sq ft) on a gross internal basis.

SERVICES:

The subjects benefit from mains electricity, water and sewage.

SALE PRICE:

Offers in excess of £85,000 are invited for the benefit of our client's heritable interest.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The property is rated D(43).

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,600 effective from 1st April 2026.

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Regulated by
RICS

Subject to satisfying set criteria, an incoming occupier may be eligible for 100% rates relief under the Small Business Bonus Scheme. Further information is available at www.saa.gov.uk.

LEGAL COSTS:

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

VAT:

All prices quoted are exclusive of VAT which is not applicable to the purchase price.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole marketing 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

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