



## 44 Randolph Street, Buckhaven, Fife, KY8 1AT

Pub / Residential To Let or For Sale, Fife

### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	2,337 sq ft / 217.11 sq m
<b>Rent</b>	£16,000 per annum
<b>Price</b>	£125,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Located in busy residential area
- Rear Private Parking
- 2,337sq ft
- Rent: o/o £16,000p.a.
- Full Building
- On / Off Sales Licence
- 1st Floor 3 Bed Apartment
- Sale: o/o £125,000

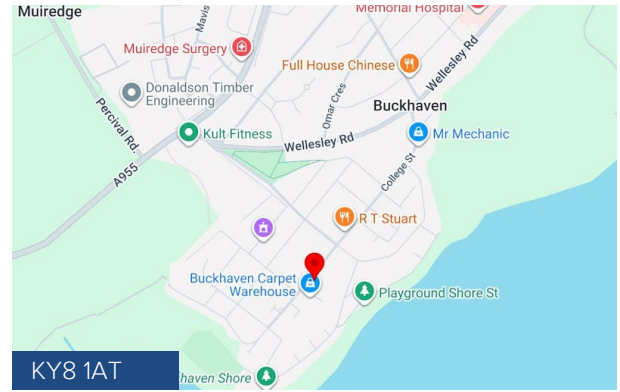
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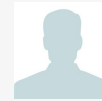
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## Description

44 Randolph Street, Buckhaven, Fife, KY8 1AT offers a mixed-use opportunity comprising a fully licensed public house with a 3-bedroom apartment above, extending to approximately 2,337 sq ft. Located in a busy residential area, the property benefits from a main bar and lounge, on/off sales licence, rear customer area, and private parking. The first-floor flat provides additional income or owner-occupier potential. Available To Let at offers over £16,000 per annum or For Sale at offers over £125,000, this represents an attractive and flexible investment in a well-established local catchment.



## Viewing & Further Information



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**TSA** Property Consultants

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**LOCATION**

Burts Bar lies just south of the town centre on Randolph Street, south of its junction with Church Street and just north of Victoria Road. Buckhaven is a historic coastal town located on the south-eastern edge of Fife, Scotland, on the northern shore of the Firth of Forth. It sits between the neighbouring settlements of East Wemyss to the west and Methil to the east, forming part of the wider Levenmouth conurbation. Once a small fishing village, it developed significantly during the industrial era due to coal mining and remains part of the vibrant industrial and residential area in southern Fife, approximately 10 miles (16 km) east of Kirkcaldy and 35 miles (56 km) north of Edinburgh.

The town has a resident population of approximately 4,400 (2020–2022 figures), with the broader Levenmouth area (including Methil, Leven, and surrounding communities) supporting around 37,000 people. This provides a solid local catchment for retail, services, and leisure. Transport links are convenient: Buckhaven benefits from regular bus services connecting it to Leven, Methil, Kirkcaldy, Glenrothes, St Andrews, and Edinburgh. The nearest railway station is at Cameron Bridge (a short distance away), offering services towards Edinburgh and beyond, while the A915 and A955 provide good road access to the rest of Fife and the central belt. This makes Buckhaven a well-connected and practical location within the Fife region.

**PROPERTY**

The property comprises a traditional 2 storey detached sandstone building under a pitched slated roof with rear rendered single storey extension.

The ground floor offers a main public bar (44 seats) interconnecting with lounge (20 seats) including rear customer toilets, cellar, office & storage, layout shown on licensing plan. There is a rear entrance to the first floor residential flat with 3 bedrooms, living room, kitchen, bathroom/shower along with a rear fenced external customer area and car parking for circa 4 vehicles.



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#### PROPERTY

The property benefits from an on sales premises licence

Sun - Thurs: 1100 - 0000  
Fri & Sat: 1100 - 0100

Along with off licence from 1100 - 1000 7 days

#### NAV/RV

£13,600

#### RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £16,000p.a.

#### SALE

Our client would dispose of their freehold interest for o/o £125,000

#### V.A.T

Figures quoted exclusive of V.A.T.

#### E.P.C.

Available on request

#### LEGAL

Each party shall bear their own legal costs incurred in the transaction



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**TSA Property Consultants**

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**Anti-Money Laundering**

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

**Property Misdescription Act 1991:**

The information contained within 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 out with our control. When we are advised of any change we will inform enquiries at the earliest opportunity.