

**FOR SALE**

**HIGH STREET PUBLIC HOUSE**

**BUSY PEDESTRIANISED  
THOROUGHFARE**

**SUITABLE FOR ALTERNATIVE USE  
SUBJECT TO PLANNING**

**GIA - 268.37 SQ. M. (2,890 SQ. FT.)**

**OFFERS OVER £100,000**



**VIDEO TOUR**



**WHAT 3 WORDS**



**CROWN INN, HIGH STREET, LEVEN KY8 4NA**

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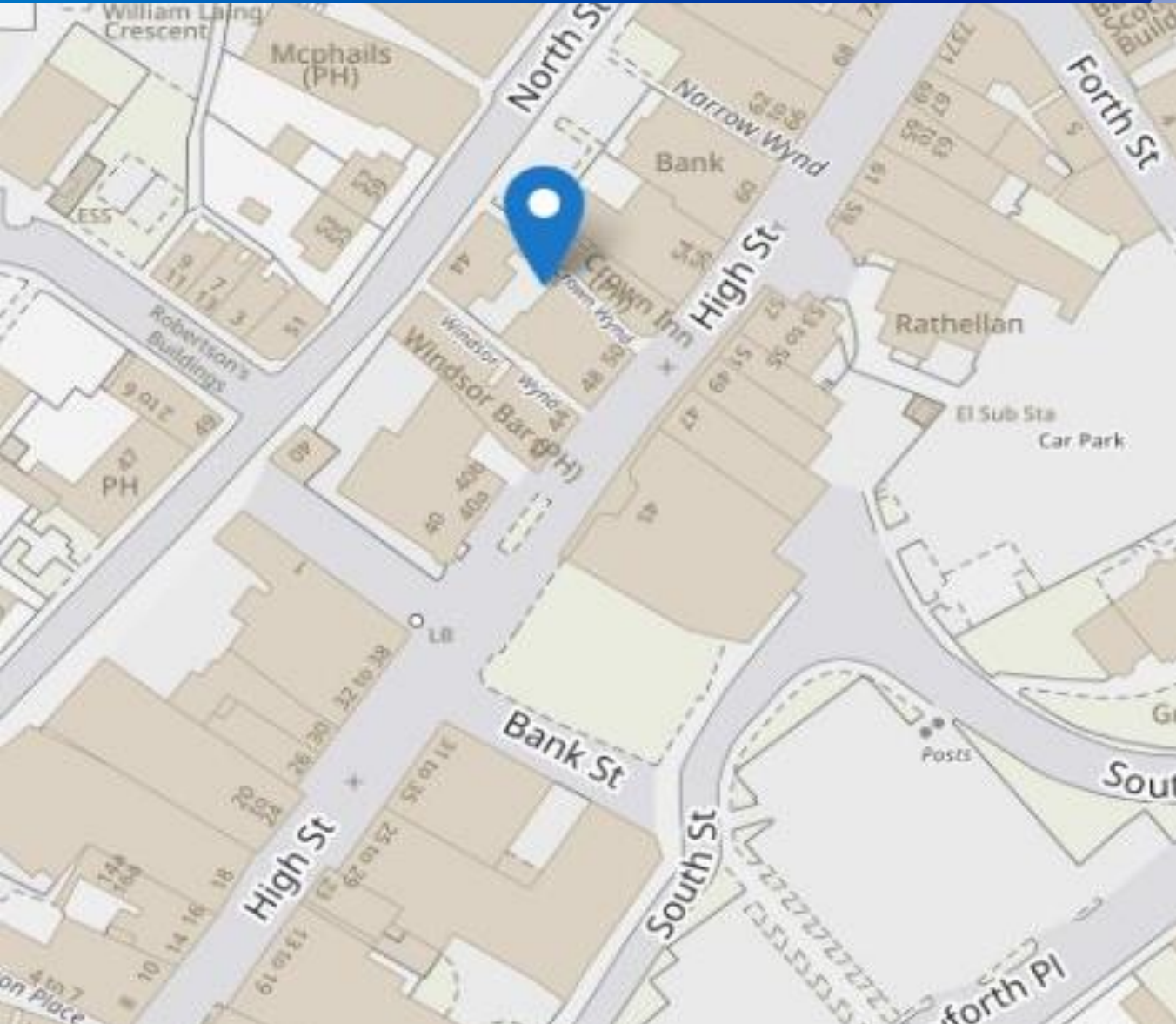






# Location

CROWN INN, HIGH STREET. LEVEN, KY8 4NA



## LOCATION

Fife is a coastal area of Scotland situated between the Firth of Tay and the Firth of Forth with inland boundaries to Perth and Kinross and Clackmannanshire. Fife has got the third largest Local Authority area by population with a resident population of just under 360,000 and is dominated by the 3 principal towns of Dunfermline, Kirkcaldy and Glenrothes.

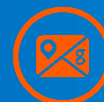
Leven is a coastal town on the shores of the Firth of Forth and forms part of the Levenmouth area which has a resident population in the region of 25,000 persons.

There are good road links to the area with the A92 link road approximately 12 km (7.5 miles from the subject property). This link provides dual carriageway access to the Scottish motorway network.

The town of Leven has also benefited from the recent opening of a railway station and link and as such provides good transport, shopping and educational facilities.

There is also a regular bus service to the area and surrounding centres of employment.

The subjects are located within the centre of Leven upon the pedestrianised section of High Street which comprises a mix of local and national retailers and commercial occupiers.



FIND ON GOOGLE MAPS



# Description

CROWN INN, HIGH STREET. LEVEN, KY8 4NA



## DESCRIPTION

The subjects comprise an end terraced two storey and attic building which trades as Crown Inn, a public house.

The main walls are of solid stone construction harled at ground floor and with pitched slate roof over incorporating dormer projections at attic level.

The accommodation comprises a well-presented ground floor public bar with gents' toilets and a large basement cellar.

An internal stairwell provides access to the first-floor accommodation, providing a private suite room, storage areas and female toilets.

The attic accommodation is accessed via a further internal stairwell, which has previous held residential use.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
<b>Cellar</b>		
Beer Cellar Storage	47.72	514
<b>Ground Floor</b>		
Public Bar and Male Toilets	80.50	867
<b>First Floor</b>		
Former Private Bar, Storage and Female Toilets	64.76	697
<b>Attic</b>		
Unused	75.39	812
<b>TOTAL</b>	<b>268.37</b>	<b>2,890</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## SALE PRICE

Offers over £100,000 are invited for the heritable interest.

## RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of £23,400.

The Unified Business Rate for 2024/2025 is 49.8p exclusive of water and sewerage.

## ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

## VAT

Prices are quoted exclusive of VAT.

## LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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