

# Community Asset Transfer

Town Hall

Hope Place, St Monans, KY10 2DH



- **Traditional stone built town hall**
- **Located close to village centre and harbour**
- **Large hall extends to 15.4 x 13.2 metres**
- **Small hall extends to 6.2 x 7.3 metres**

## Description

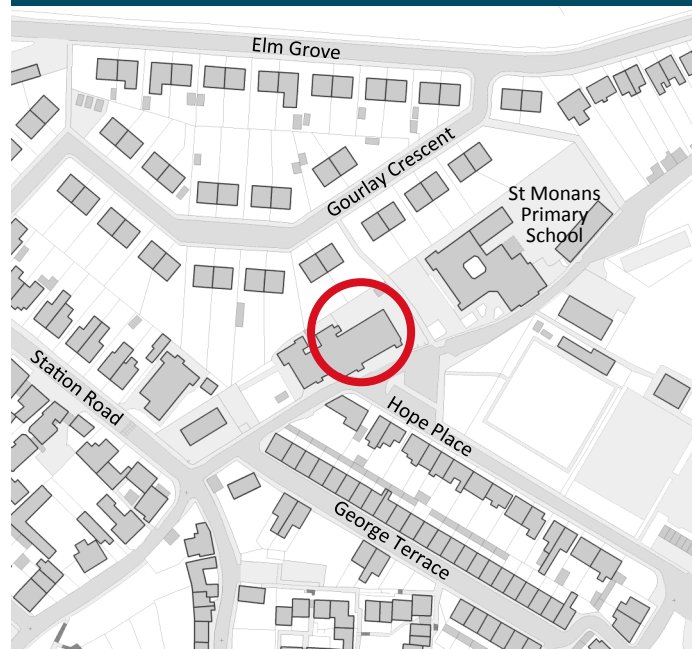
The property comprises a single-storey town hall in St Monan's. Internally, there are two halls; one large hall with stage to the front, and one small hall which may be suitable as a meeting room. Kitchen facilities are also available.

The property is served by mains electricity and gas connections. The property has a large external store and off-street car parking to the rear.

📍 Communities  
5<sup>th</sup> Floor, West  
Fife House  
North Street  
Glenrothes  
KY7 5LT

✉ [communityasset.transfer@fife.gov.uk](mailto:communityasset.transfer@fife.gov.uk)

☎ 01592 583346



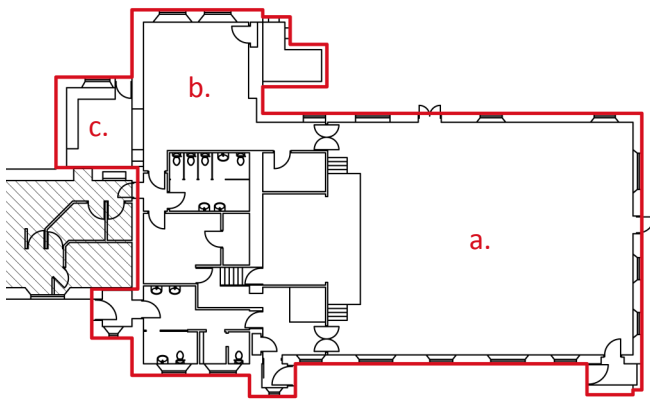
### Accommodation

The property is set over a single storey and accommodation comprises the following with a total area of 264.1m<sup>2</sup>:

- a. Main Hall (202.8m<sup>2</sup>)    c. Kitchen (16.5m<sup>2</sup>)
- b. Small Hall (44.8m<sup>2</sup>)

### Floor Plan

360° photos of the property can be viewed by clicking the red text links within the floor plans below. Once the page has loaded click the icon in the bottom-left corner and then pan around to view the extent of the room.



### Value

If advertised on the open market, this property would be expected to attract rental offers in the region of £8550 per annum.

### Terms

If leased, the tenant will be responsible for reimbursing the landlord the cost of insuring the property. and maintaining the property (both internally and externally).

Additionally, the tenant must ensure that all statutory safety compliance tests are carried out and are up-to-date, including, but not limited to, legionella testing, gas safety testing, hard-wire and portable appliance testing (PAT).

### Rateable Value

The property is entered in the Valuation Roll with a rateable value of £13,200 (Ref No.235173100).

The purchaser/tenant may be entitled to reduction or exemption to rates payable, for more information please contact the Scottish Assessors Association, [www.saa.gov.uk](http://www.saa.gov.uk).

### Energy Performance Certificate

The property has an energy performance rating of E. The EPC is available on request.

### Further Information

A disposal at less than market value may be possible under a Community Asset Transfer to groups that can demonstrate that they are providing a community benefit.

Information on the Community Asset Transfer process including; eligibility of community bodies, constitutions and business plans can be found on the following link: [bit.ly/2ngGrTM](http://bit.ly/2ngGrTM).

### Viewing

To arrange an appointment to view the premises or for further information please contact the Community Asset Transfer team, telephone: 01592 583346.