

# Community Asset Transfer

Victoria Hall

Burnside Auchtermuchty, KY14 7AJ



- **Traditional stone built hall**
- **Located centrally in town**
- **Stage and kitchen facilities**
- **Hall extends to 11.7 x 10.6 metres**

## Description

The property comprises a single-storey public hall in Auchtermuchty.

There is a large hall with stage to the front, with extensive sound and lighting facilities.

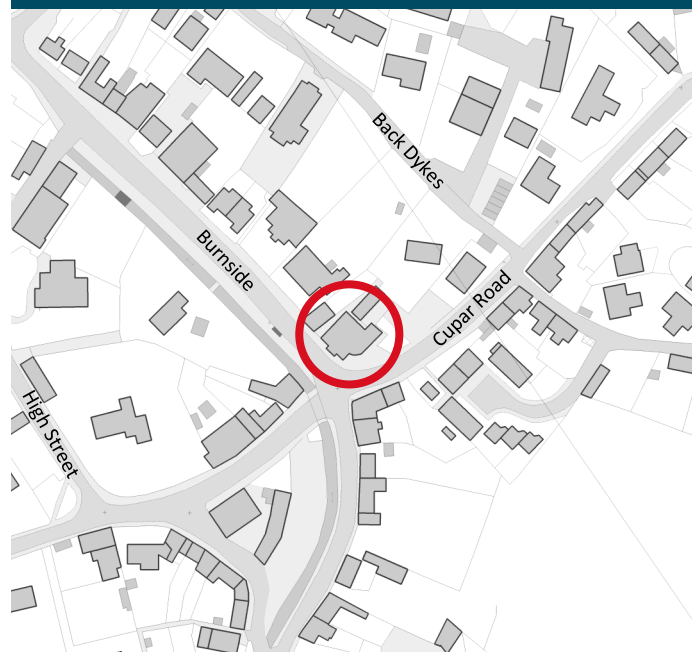
Additionally there are kitchen facilities and a dressing room within the property.

The property is served by mains electricity and gas connections. On-street public parking is located adjacent to the front.

📍 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



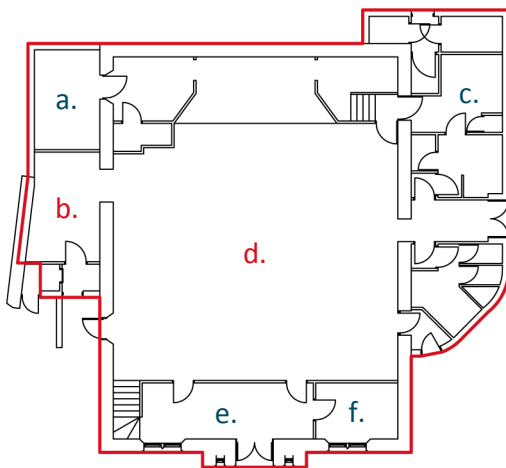
### Accommodation

The property is set over a single storey and accommodation comprises the following with a total area of 177.4m<sup>2</sup>:

- a. Changing (11.0m<sup>2</sup>)
- b. Kitchen (12.7m<sup>2</sup>)
- c. Changing (9.2m<sup>2</sup>)
- d. Hall (120.5m<sup>2</sup>)
- e. Store (16.2m<sup>2</sup>)
- f. Bar (7.8m<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 £5,750 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 £9,300 (Ref No.20503700). 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 X. 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.