

# Community Asset Transfer

## Victory Hall

St Mary's Place, St Andrews, KY16 9UY



- **Traditional build memorial hall**
- **Town centre location**
- **Ground floor hall extends to 11.6 x 7.3 metres**
- **First floor hall extends to 11.6 x 16.9 metres**

### Description

The property comprises a two-storey memorial hall in the Town Centre of St Andrews.

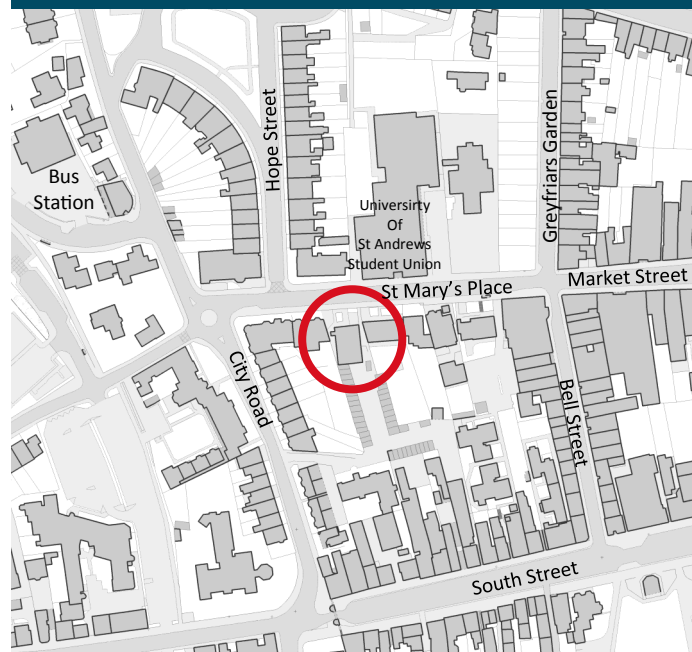
Inside, there are two activity halls, one located on the ground floor and the other on the first floor. There are kitchen facilities and additional meeting rooms located on the ground floor.

The property is served by mains electricity and gas connections. The building is set within maintained grounds and has on-street public parking 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



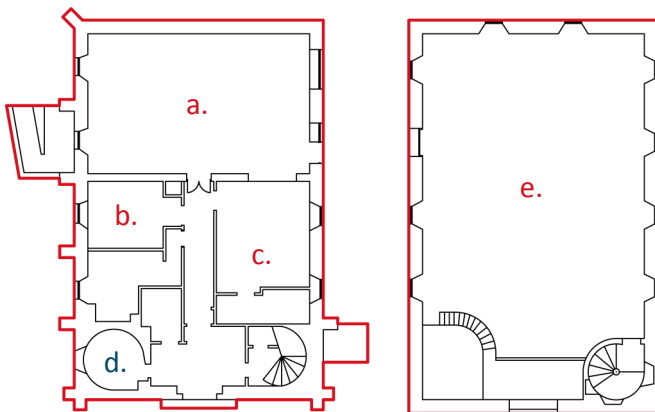
### Accommodation

The property is set over two storeys and accommodation comprises the following with a total area of 327.5m<sup>2</sup>:

- a. Hall (84.0m<sup>2</sup>)
- b. Kitchen (15.1m<sup>2</sup>)
- c. Meeting Room (36.0m<sup>2</sup>)
- d. Office (8.4m<sup>2</sup>)
- e. Hall (184.0m<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.



Ground Floor

First Floor

### Value

If advertised on the open market, this property would be expected to attract rental offers in the region of £21,150 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 £11,400 (Ref No.201242400).

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 F. 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.