

Community Asset Transfer

Corn Exchange

St Catherine Street, Cupar, KY15 4BT



- **Central location within town centre**
- **Large halls with associated rooms**
- **Main hall extends to 17.1 x 16.0 metres**
- **Stage hall extends to 17.3 x 16.0 metres**

Description

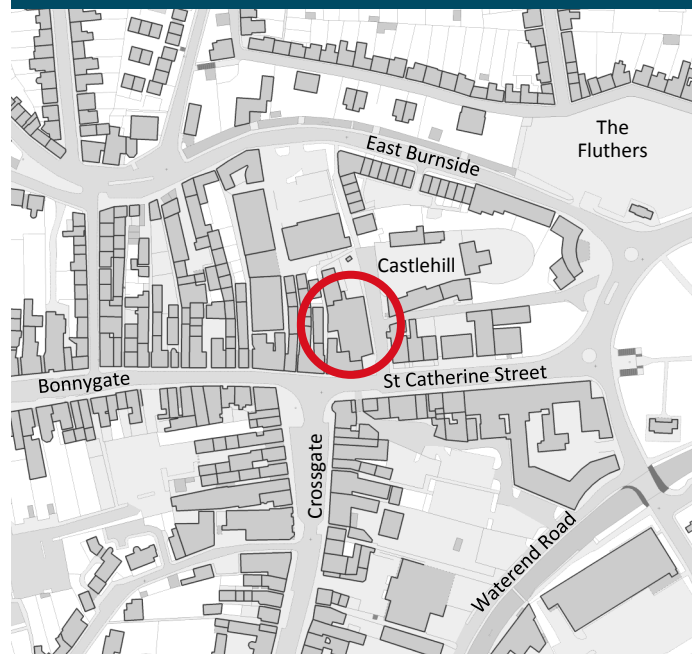
The property comprises the Category B listed Corn Exchange in the centre of Cupar. There are two large halls internally, one fitted with extensive sound and lighting options with a stage to the front, with a number of additional smaller rooms throughout the property. The tower block is category B listed.

The halls are suitable for a number of uses including hosting shows or playing sports. Full catering facilities are available in two kitchens. Public parking is available nearby.

📍 Communities
5th Floor, West
Fife House
North Street
Glenrothes
KY7 5LT

✉ communityasset.transfer@fife.gov.uk

☎ 01592 583346



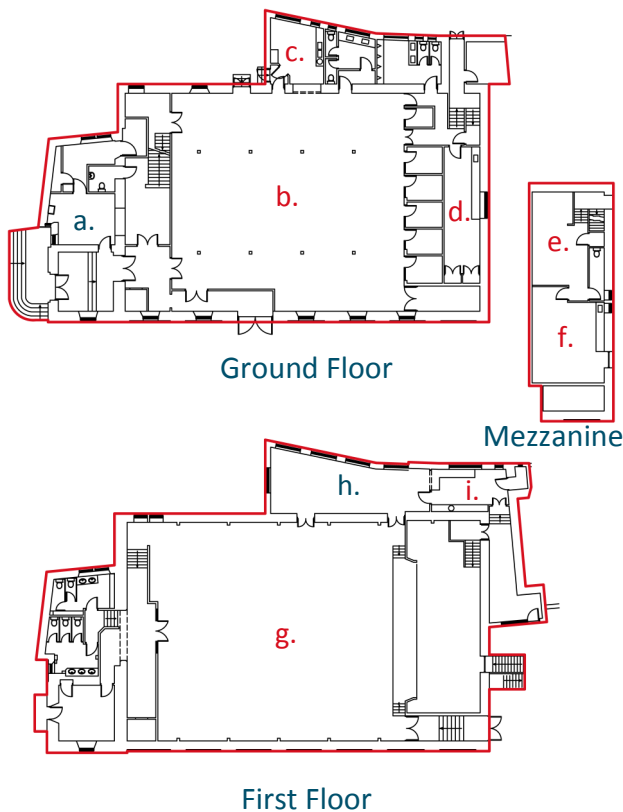
Accommodation

The property is set over two storeys and accommodation comprises the following with a total area of 722.9m²:

- a. Office (17.1m²)
- b. Main Hall (261.8m²)
- c. Kitchen (15.7m²)
- d. Changing (24.6m²)
- e. Changing (27.0m²)
- f. Changing (34.3m²)
- g. Stage Hall (281.7m²)
- h. Buffet area (44.1m²)
- i. Kitchen (16.6m²)

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 £23,350 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 £52,750 (Ref No.221468600). 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.

Energy Performance Certificate

The property has an energy performance rating of G. 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.

Viewing

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