

Community Asset Transfer

Glebe Park Centre

Glebe Park, Kirkcaldy, KY1 1BL



- **Traditional stone built former school**
- **Central location in residential area**
- **Hall A extends to 16.4 x 6.2 metres**
- **Hall B extends to 16.1 x 6.8 metres**

Description

The property comprises a single-storey former school building in the Port Brae area of Kirkcaldy.

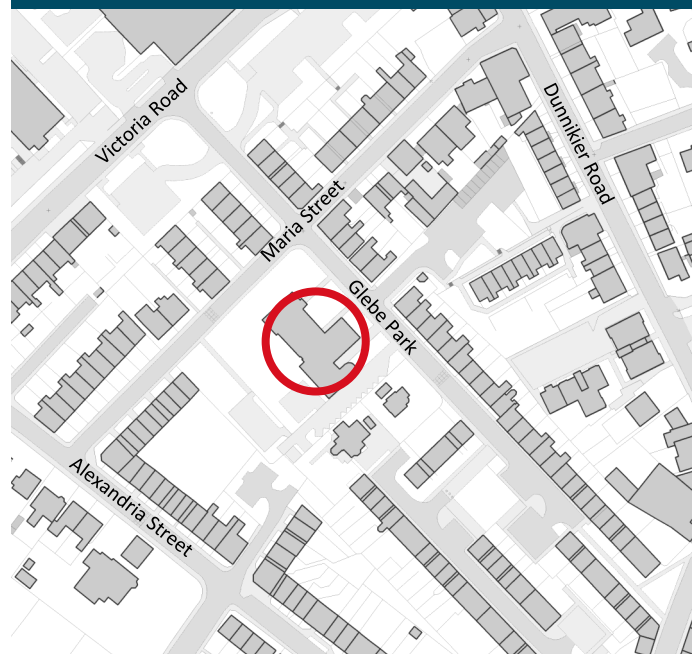
Inside, there are two activity halls and one squash court, with kitchen facilities and male and female changing facilities with showers.

The property is served by mains electricity and gas connections. The building is set within maintained grounds and has off-street parking to the side and rear.

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

✉ communityasset.transfer@fife.gov.uk

☎ 01592 583346



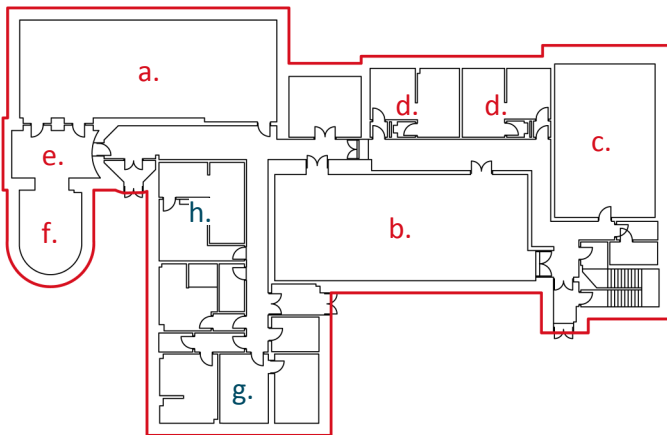
Accommodation

The property is set over a single storey and accommodation comprises the following with a total area of 406.1m²:

- a. Hall A (101.7m²)
- b. Hall B (109.5m²)
- c. Squash Court (62.3m²)
- d. Changing areas (49.5²)
- e. Dining area (15.9m²)
- f. Kitchen area (19.6m²)
- g. Kitchen (13.6m²)
- h. Office area (34.0m²)

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 £11,500 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 £32,000 (Ref No.102184900). 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.