

# Community Asset Transfer

Burgh Chambers

Queen Street, Tayport, DD6 9JY



- **Former Burgh Chambers & Local Office**
- **Located on main route into town**
- **Variety of meeting rooms**
- **Original period features intact**

## Description

The property comprises the former burgh chambers and local office in Tayport.

Internally, the property comprises a number of meeting rooms over the ground and first floors, including the former court room and burgh chambers, with many original features and decoration intact.

There is a large residential flat which forms part of the upper floors. The property is served by mains gas and electricity.

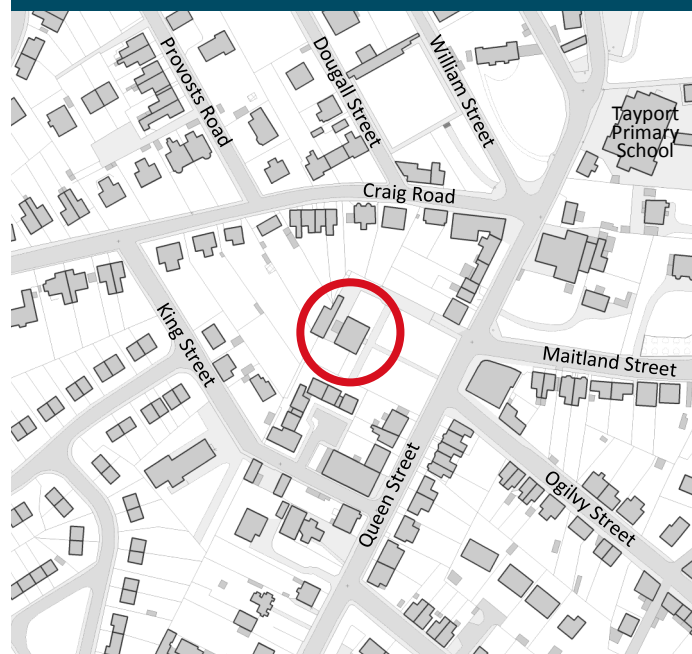
The property is set within maintained grounds, set back from the street, and off-road parking is available to the rear.

Tayport library occupies part of the ground floor.

📍 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



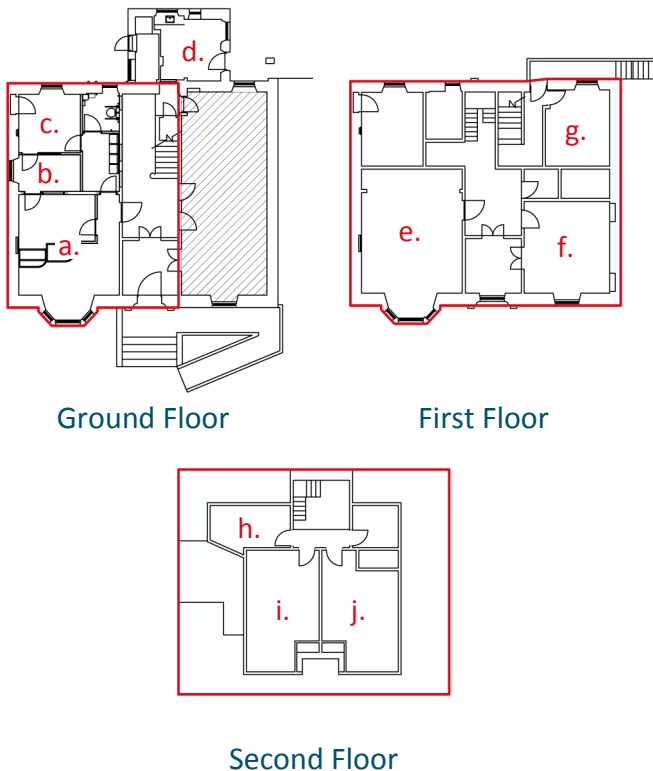
### Accommodation

The property is set over two storeys and accommodation comprises the following with a total area of 195.3m<sup>2</sup>:

- |                                    |                                     |
|------------------------------------|-------------------------------------|
| a. Reception (33.0m <sup>2</sup> ) | f. Court Room (23.1m <sup>2</sup> ) |
| b. Office (6.6m <sup>2</sup> )     | g. Livingroom (14.5m <sup>2</sup> ) |
| c. Office (10.6m <sup>2</sup> )    | h. Bedroom (9.9m <sup>2</sup> )     |
| d. Kithcen(11.4m <sup>2</sup> )    | i. Bedroom (23.8m <sup>2</sup> )    |
| e. Chambers (39.9m <sup>2</sup> )  | j. Bedroom (22.5m <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 £31,750 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 £18,000 (Ref No.251363000). The residential flat is rated with band C regarding Council Tax.

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 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](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.