

FOR SALE

- > **FORMER CHIP SHOP PREMISES WITHIN POPULAR EAST NEUK FISHING VILLAGE**
- > **POTENTIAL DEVELOPMENT OPPORTUNITY**
- > **NO VIEWINGS POSSIBLE AS A RESULT OF FIRE DAMAGE**
- > **OFFERS OVER £95,000**

5 HIGH STREET, PITTENWEEM, KY10 2LA

Contact: Jonathan Reid, j.reid@shepherd.co.uk, 01382 878005 www.shepherd.co.uk



LOCATION

Pittenweem is a fishing village located around 10 miles south of St Andrews in the East Neuk of Fife. This is a popular tourist destination with a population of around 1500.

The subject property is in a mixed residential/commercial location on the north side of High Street occupying a prominent location within the centre of the village.

Surrounding properties are of a similar style and comprise a mix of residential properties and other properties which have been converted to commercial use such as an art studio/gallery.

DESCRIPTION

The subjects were formerly a mid-terraced 2 storey property of stone construction dating from the 18th century and Category 'C' Listed.

They comprise a former fish and chip shop takeaway which has been substantially fire damaged and now simply provides a shell property potentially suitable for development. The building is currently unsafe and as such no viewings are possible.

RATEABLE VALUE

£5,200

PLANNING

All interested parties should make their own enquiries to Fife Council Planning Department.

EPC

N/A

TERMS

Our client is inviting offers in excess of £95,000 for their heritable interest.

VAT

All prices are quoted exclusive of VAT



LEGAL COST

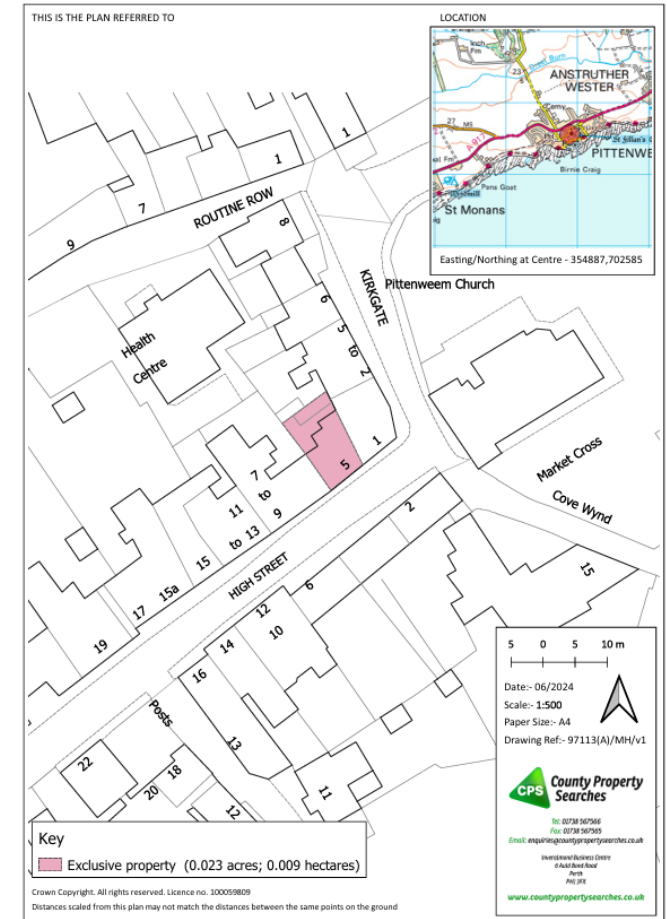
Each party will to bear their own legal costs in connection with the sale of the property.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA – 01382 878005
Jonathan Reid – j.reid@shepherd.co.uk

www.shepherd.co.uk



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