

The Abbey Inn

Cupar Road, Newburgh, Fife KY14 6EZ

Colliers



For Sale

Contact Us

Viewing is strictly by appointment through Colliers.

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Colliers.com

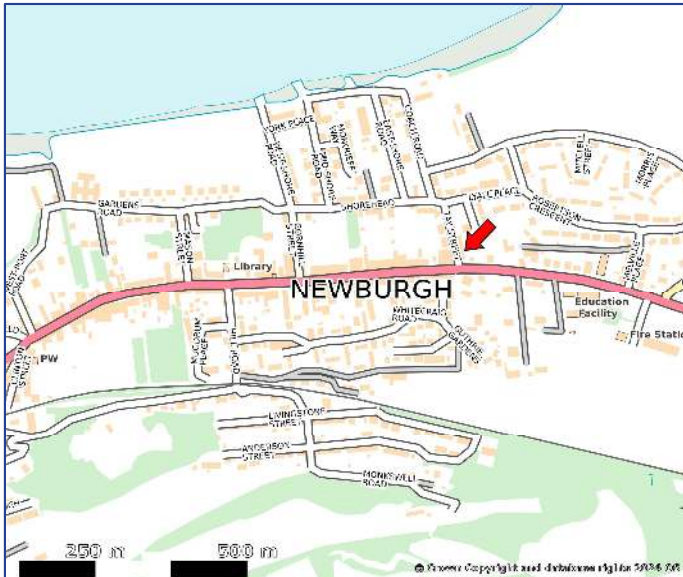
The Abbey Inn

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- Main road location in Newburgh town centre
- Category B listed 3-storey stone building with various extensions
- Detached stone outbuilding
- Ground floor public bar and lounge with customer toilets and rear kitchen, cellar & store
- First floor- residential, 2 bedrooms, lounge, kitchen & bathroom
- Second floor- 3 en-suite bedrooms
- External front drinking area and rear beer garden grounds
- Development potential- subject to planning

Offers over £200,000 plus VAT

The Abbey Inn



Location

- Newburgh is a small town situated a short distance south of the River Tay and 12 miles south-east of Perth, and 11 miles west of Cupar
- The town is predominantly residential with attractive landmarks Lindores Abbey & Lindores Distillery lying on Newburgh's eastern edge
- Cupar Road (A913) is the main thoroughfare through the town with the Abbey Inn situated on the north side on its east central side, at the junction with Tay Street

The Property

- Grade B Listed 18th & 19th century stone buildings
- Ground floor L-shaped traditionally styled 2 room bar and lounge, with rear kitchen and customer toilets. Rear cellar and storage buildings
- Internal access to the upper floors. The first floor provides the manager's 2-bedroom flat, with the second floor having 3 letting rooms (all en-suite), suitable as 2 doubles and a family room
- Front drinking & sheltered rear beer garden
- Cupar Road fronting detached stone former garage building, in need of investment- potential development opportunity (subject to planning)

Rating Assessment

- From the Scottish Assessors Association website (www.saa.gov.uk):
- Description: Hotel
- RV £22,400 (from 1/4/2023)
- Apportionment:

- Residential- £1,200; Non-Residential- £21,200
- Prospective purchasers are advised to confirm any rating assessment, reliefs or benefits directly with the Local Authority

Licensing

- The Abbey Inn has a Premises Licence issued by Fife Licensing Board (number FLB 302). A copy is available on request
- On sales hours are 11am daily (from 12.30pm on Sunday), with terminal hour being 11pm Monday, Wednesday & Sunday; midnight Tuesday & Thursday; and 1am Friday & Saturday
- Off sales hours are 11am to 10pm

Tenure

- The heritable (freehold) interest is available to purchase with vacant possession

Price

- Our clients are seeking purchase offers over £200,000 plus VAT for the entire property

VAT

- The price quoted is exclusive of VAT and intending purchasers must satisfy themselves as to the incidence of VAT on this transaction

The Abbey Inn



Fixtures & Fittings

- The vendor is not including any items of furniture; equipment, trade fixtures and fittings. Any that are left post completion are not warranted for their suitability, safety or ownership. The vendors will not be supplying an inventory
- Items that are owned by third parties will be excluded from the sale and will be removed from the property, these items may include – gaming and vending machines; pool tables; items that are subject to rental or hire purchase agreements; beer flow monitoring equipment; beer raising and dispense equipment

Legal Costs

- Each party will be responsible for their own legal costs incurred in connection with this transaction, and the purchaser will be liable for registration fees, extract copies and LBTT

EPC

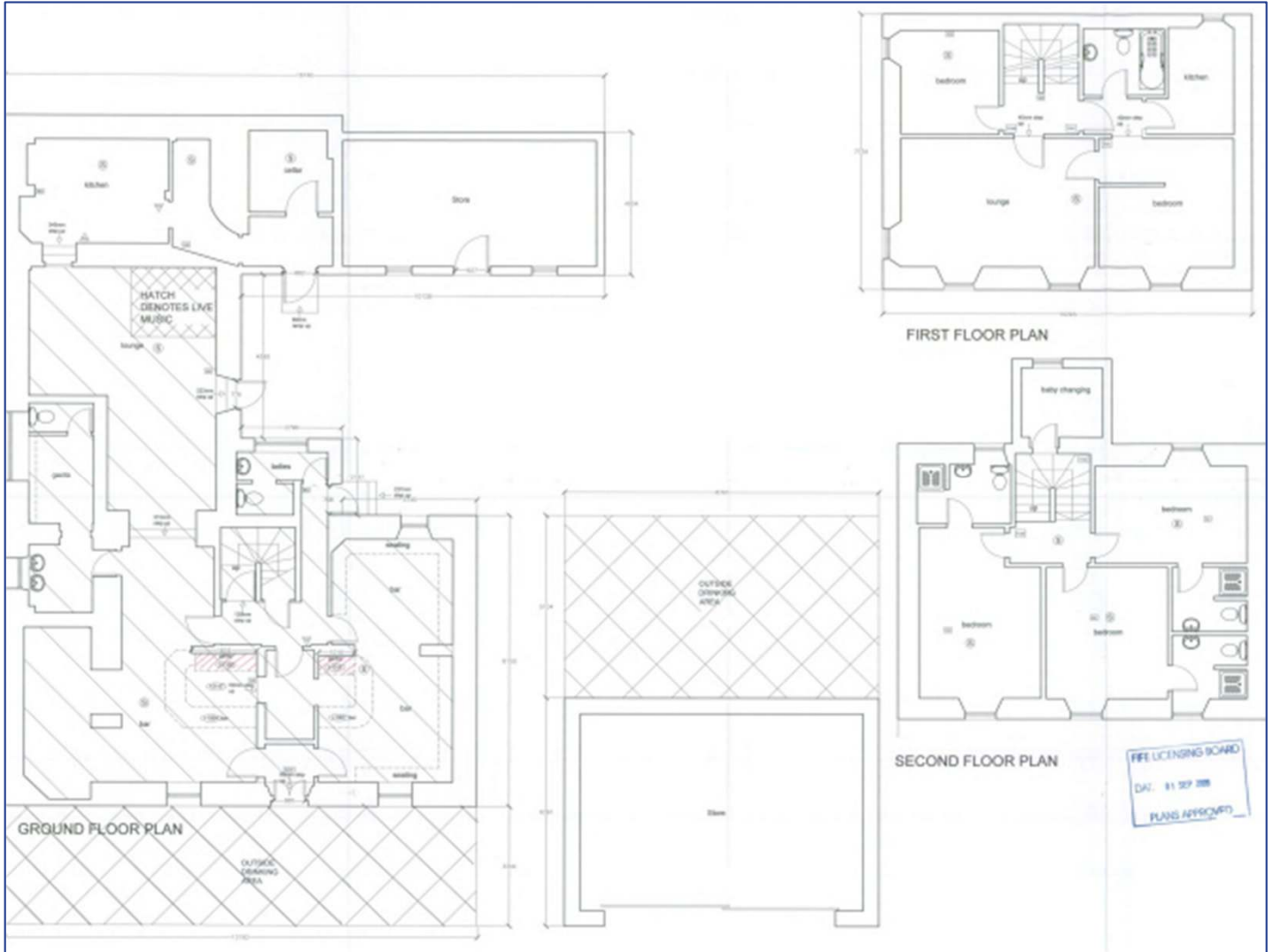
- We understand that the Building Energy Performance rating is as follows:
- Rating G
- A copy of the certificate can be supplied on request

Identity Checks

- **In order to comply with anti-money laundering legislation , the successful purchaser will be required to provide certain identification documents**
- **The required documents will be confirmed to and requested from the purchaser at the relevant time. For further information and viewings please contact the sole agent, Colliers**

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Floor Layout Plans (Ground, first & second floors):



Further Information

For further information or to arrange an inspection, please contact:

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Published: March 2024

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