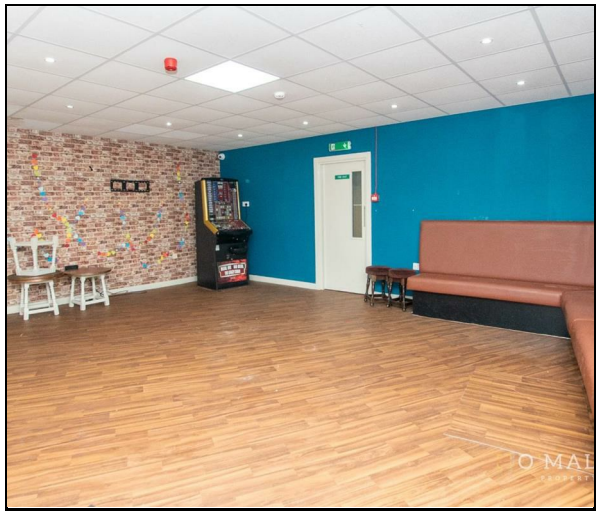
O'MALLEY

2 Main Street
Tillicoultry, FK13 6JH

omalleyproperty.com
01259212337



Description

The Burns Club is a substantial and versatile commercial property prominently positioned on Main Street in the village of Coalsnaughton. Formerly operated as a licensed premises, the property offers a flexible layout suitable for a range of commercial or mixed-use redevelopment opportunities, subject to the necessary consents.

The ground floor is arranged to provide a traditional bar and leisure environment, comprising:

Entrance Vestibule & Hallway leading into the main trading areas
Bar Lounge with fixed seating and bar serving area
Lounge / Pool Room providing additional customer seating and recreational space
Ancillary Areas including store rooms and cellar/store facilities
Male & Female Toilets
Staff/Service Areas
Fire exits and secondary access points

The layout reflects its previous use as a public house/bar, with clearly defined customer and service zones, offering immediate potential for reinstatement or adaptation to alternative commercial uses such as a café, restaurant, community venue, or retail space.

The upper floor has been stripped back to a shell condition, presenting a blank canvas for redevelopment.

Previously comprised a large hall with ancillary areas
Proposed plans (as shown on the floorplan) indicate conversion into a two bedroom residential flat, including:
Living/kitchen areas
Two bedrooms
Bathroom facilities

This represents a significant value add opportunity, allowing purchasers to create a self contained residential unit or alternative accommodation

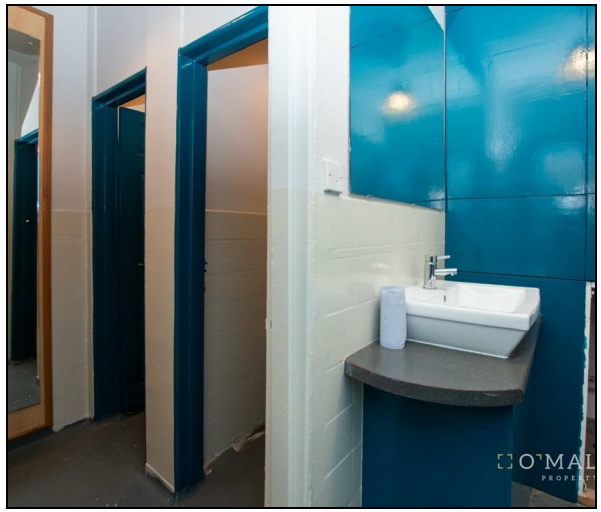
EPC Rating: E Band

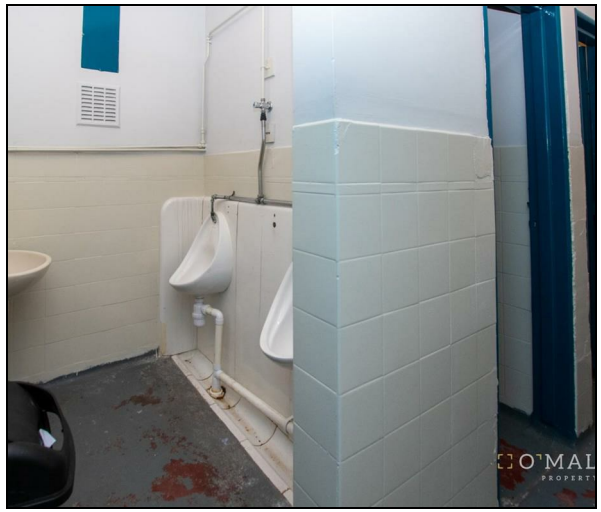
“Spacious Property”

Location
The property occupies a central position on Main Street, within the established village of Coalsnaughton, benefiting from local footfall and accessibility to surrounding residential areas.

Fixtures & Fittings
The property is sold as seen.

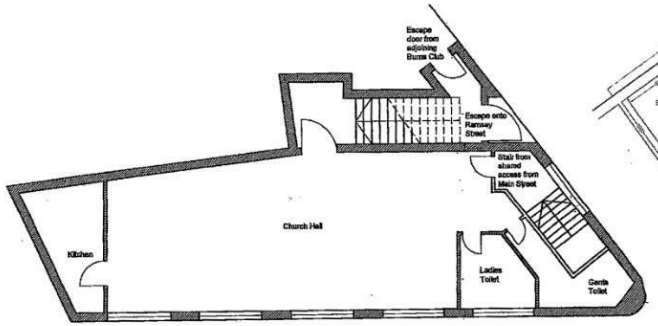
Misdescription Act 1991
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.



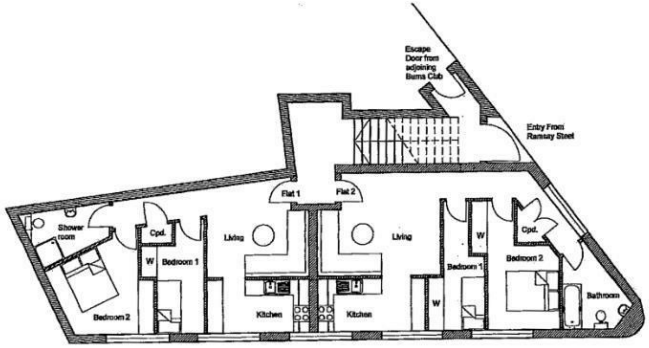


Asking Price £75,000

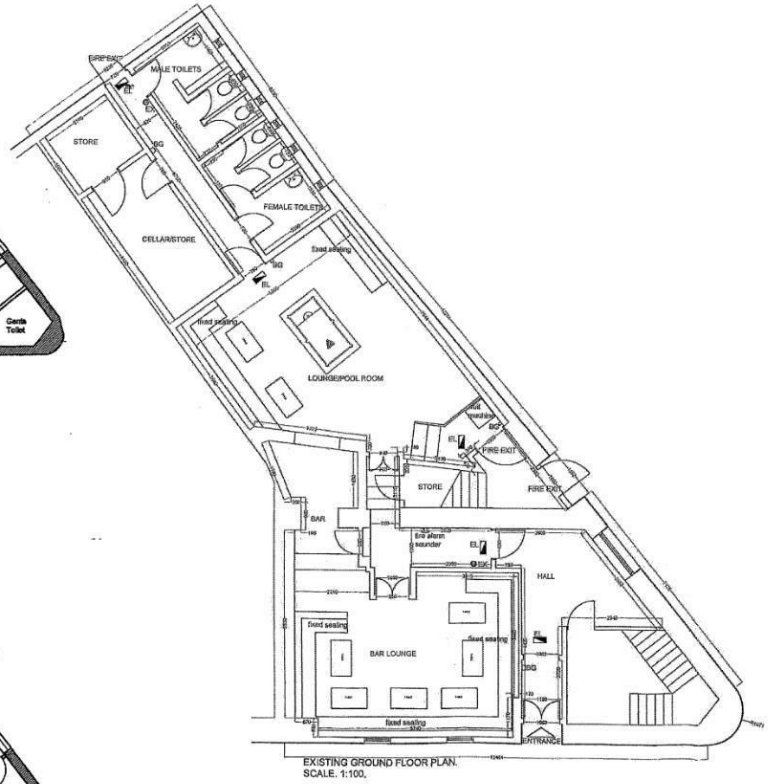
Viewing 9am - 9pm 7 days a week



Existing First Floor Plan @ 1/100



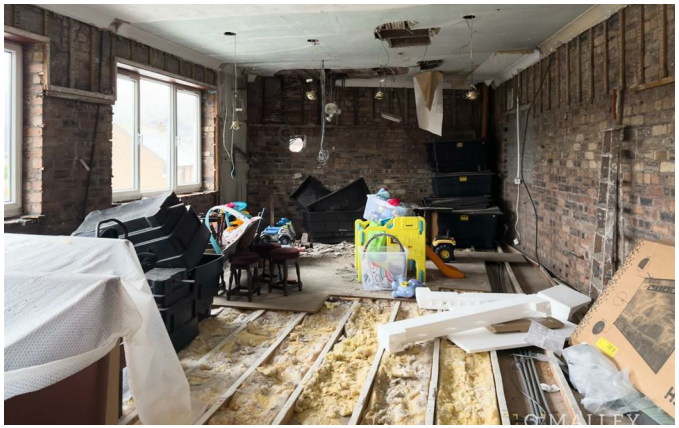
Proposed First Floor Plan @ 1/100



EXISTING GROUND FLOOR PLAN.
SCALE. 1:100.

This is the Plan referred to in Premises Licence No CC/135, Coalsnaughton Burns Club, 2 Main Street, Coalsnaughton , granted by Clackmannanshire Licensing Board at their meeting of 22 April 2009

Peter J Broadfoot
Clerk to the Licensing Board



Property Misdescriptions Act 1991.
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical euuipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.

O'MALLEY rightmove Zoopla OnTheMarket.com