

# Burts Bar & Flat

44 Randolph Street, Buckhaven, Near Leven, Fife KY8 1AT

Colliers



## For Sale

Contact Us

Viewing is strictly by appointment through Colliers.

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Colliers.com

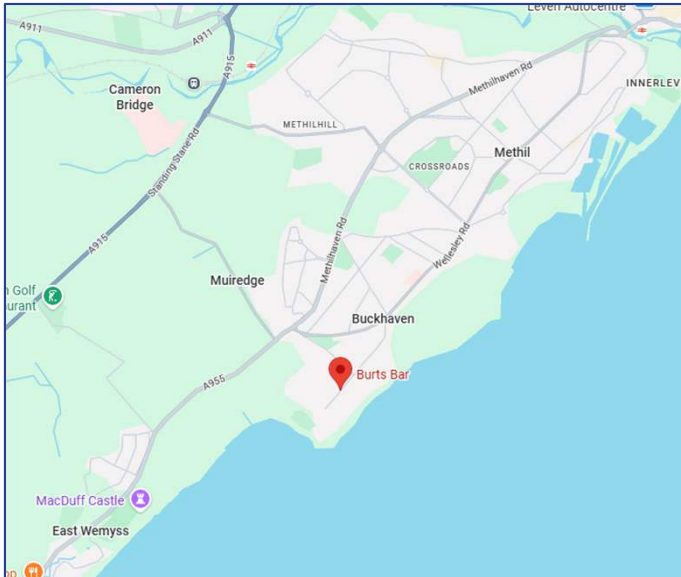
## Burts Bar

44 Randolph Street, Buckhaven, Near Leven,  
Fife KY8 1AT

- Located close to Buckhaven town centre
- Detached 2-storey stone building with rear extension
- Public bar & lounge with customer toilets and cellar/store, plus rear beer garden & small car park
- First floor- flatted 3-bedroom residential accommodation, rear entrance

**Offers over  
£150,000 plus VAT**

# Burts Bar



## Location

- Buckhaven is a town on the east coast on the Firth of Forth between East Wemyss and Methil and has a population of c.16,000 people, with Leven being 2.2 miles north and Kirkcaldy 7 miles southwest
- Burts Bar lies just south of the town centre on Randolph Street, south of its junction with Church Street and just north of Victoria Road

## The Property

- Traditional 2 storey detached sandstone building under pitched slated roof with rear rendered single storey extension
- Ground floor public bar (44 seats) interconnecting with lounge (20 seats) including rear customer toilets, cellar, office & storage (layout shown on included licensing plan)
- Rear entrance to first floor residential flat with 3 bedrooms, living room, kitchen, bathroom/shower
- Rear fenced external customer area and car parking for circa 4 vehicles

## Rating Assessment

- From the Scottish Assessors Association website ([www.saa.gov.uk](http://www.saa.gov.uk)):
- **Public House:**
- RV £14,300 (from 1/4/2023)

## Licensing

- The pub has a Premises Licence issued by Fife Licensing Board (FLB 087)
- On sales hours are 11am to midnight Sunday to

Thursday and 11am to 1am Friday to Saturday

- Off sales hours are 11am to 10pm

## Tenure

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

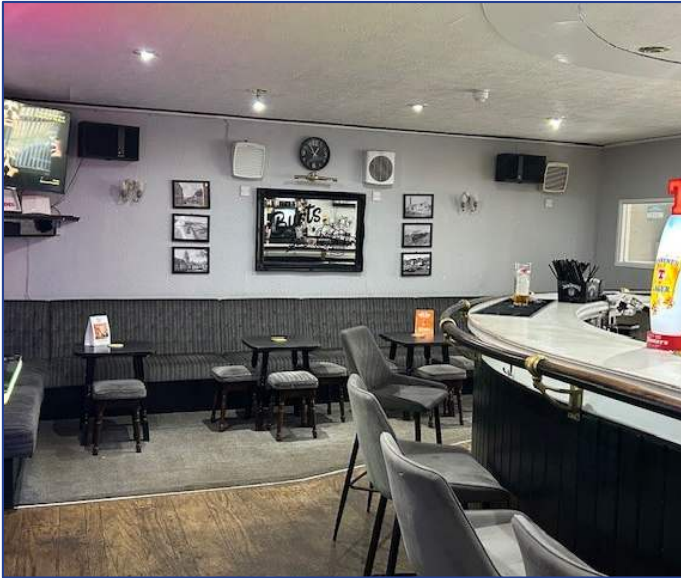
## Price

- Our clients are seeking purchase offers over £125,000 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

# Burts Bar



## 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

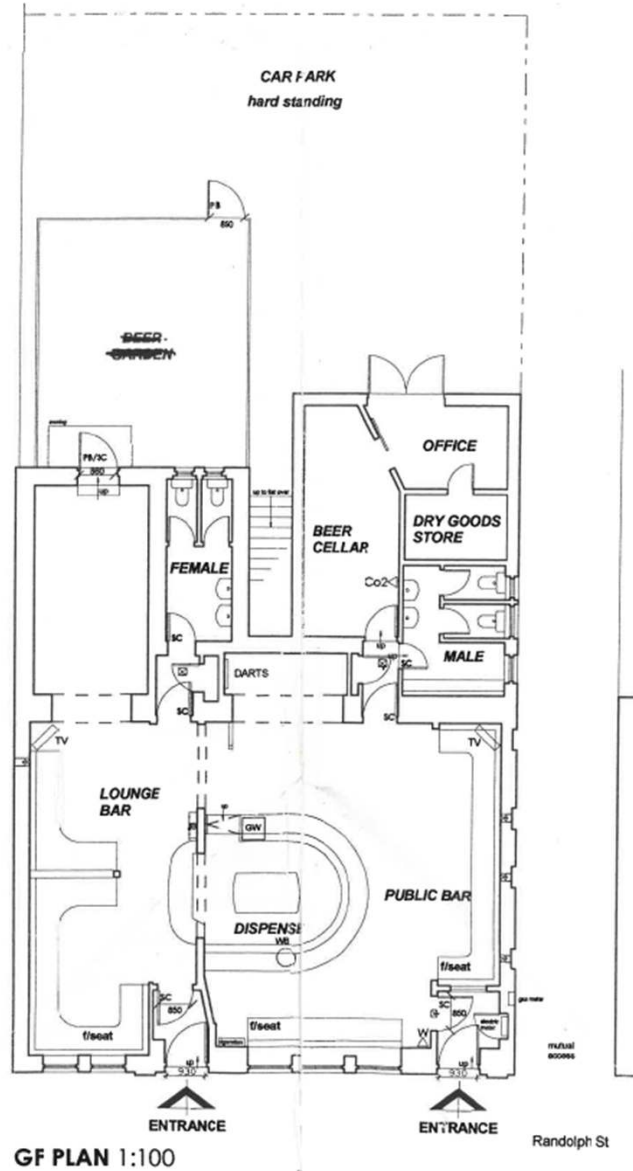
- We understand that the EPC rating is as follows:
- Pub- rating G (209)
- A copy of the certificate can be supplied on request

## 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**

# Burts Bar

## Ground Floor Layout:



## Further Information

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

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