

FOR SALE / TO LET

PUBLIC HOUSE

WELL KNOWN ESTABLISHMENT

SITUATED WITHIN RESIDENTIAL
AREA

OFF-STREET CUSTOMER PARKING

POTENTIAL FOR ALTERNATIVE USE
SUBJECT TO PLANNING

GIA – 4,594 SQFT (426.84 SQM)

RENTAL OFFERS OF
£15,000 P.A.

OFFERS OVER £140,000



VIDEO TOUR



WHAT 3 WORDS



DOUGLAS ARMS, MAIN STREET, METHIL, KY8 2DW

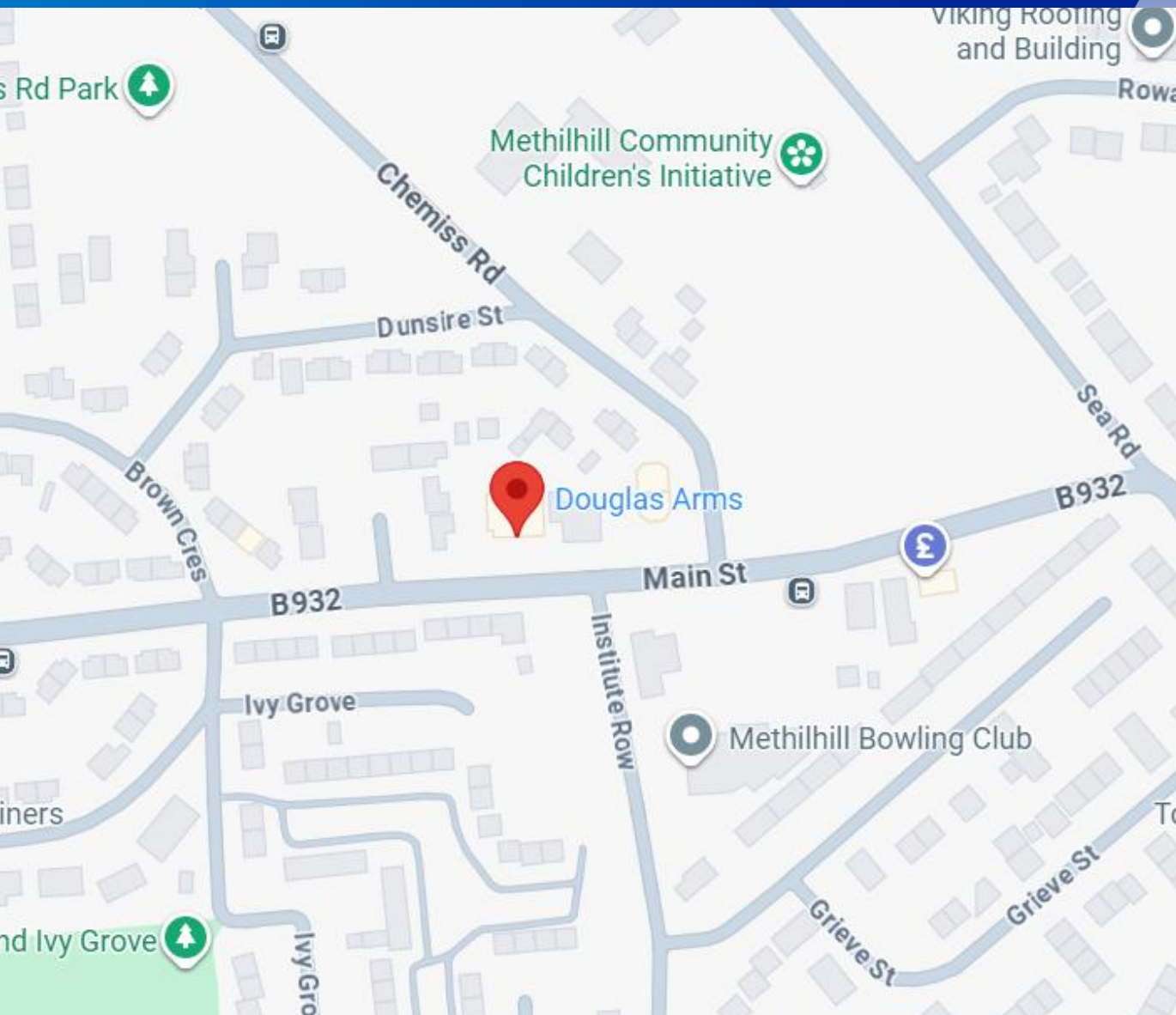
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Location

DOUGLAS ARMS, MAIN STREET, METHIL, KY8 2DW



LOCATION

Methil is located on the east coast of Scotland and lies within the area known as Levenmouth. The town has a resident population of approximately 11,000 persons.

The town is well-served by a range of local amenities, including several primary schools and a secondary school.

Methil also benefits from ongoing regeneration efforts in the wider Levenmouth area, including improved transport links and investment in local infrastructure.

The Douglas Arms is prominently situated in a mixed residential and commercial zone, offering excellent visibility and accessibility.

This strategic location places it within easy reach of local shops, schools, public transport, and recreational facilities, while also benefiting from steady footfall and community engagement

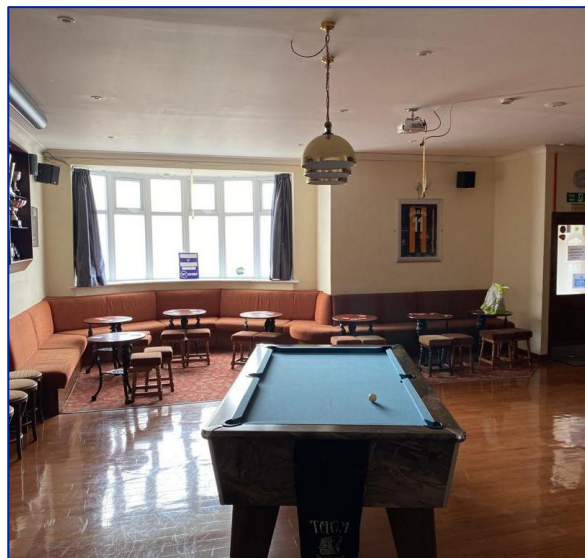


FIND ON GOOGLE MAPS



Description

DOUGLAS ARMS, MAIN STREET, METHIL, KY8 2DW



DESCRIPTION

The subjects comprise a detached two storey public house of brick construction harled externally and with flat roof over.

The ground floor comprises a public bar and lounge with associated W.C. facilities.

There is a beer cellar accessed via solid steps within the property.

The first floor comprises an open plan function room with bar, kitchen and toilet facilities.

There are two garages located to the rear of the premises.

CAR PARKING

The subjects have off-street parking available at the front entrance and at the back of the property.

ACCOMMODATION

	m ²	ft ²
Ground Floor	198.46	2,136
First Floor	191.50	2,061
Cellar	36.88	397
TOTAL	426.84	4,594

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



PRICE

Our client is inviting offers over £140,000 for their heritable interest.

RENT

Our client is inviting rental offers of £15,000 per annum.

PLANNING

All interested parties should make their own enquiries to the relevant planning authority.

RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value – £12,000

The unified business rate for 2026/2027 is 48.1p.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

All figures are quoted exclusive of VAT which will be applicable.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

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