A3 (Restaurants and Cafes), Bar / Club, Drive Thru

TO LET / FOR SALE

TSA Property Consultants

Dalgety Bay, Dunfermline, KY11 9NA

NEW LICENSED PREMISES IN DALGETY BAY | DRIVE-THRU POTENTIAL* | LOCATED NEXT TO BP STATION | FITTED FORMER BAR / DINER | FROM OCT 2026

Summary

Tenure	To Let / For Sale
Available Size	6,200 sq ft / 576 sq m
Rent	£75,000 per annum
Service Charge	N/A
Rateable Value	£63,500
EPC Rating	Upon enquiry

Key Points

- Substantial Bar, Restaurant & Car Park
- Walk In Condition
- External Beer Garden with 36 Covers
- Premium Offers Invited for F&F
- Immaculately Presented
- Parking for 67 Cars
- Fully Fitted Venue
- Rent: o/o £75,000p.a.x.

Dalgety Bay, Dunfermline, KY11 9NA

Summary

Available Size	6,200 sq ft
Rent	£75,000 per annum
Rateable Value	£63,500
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

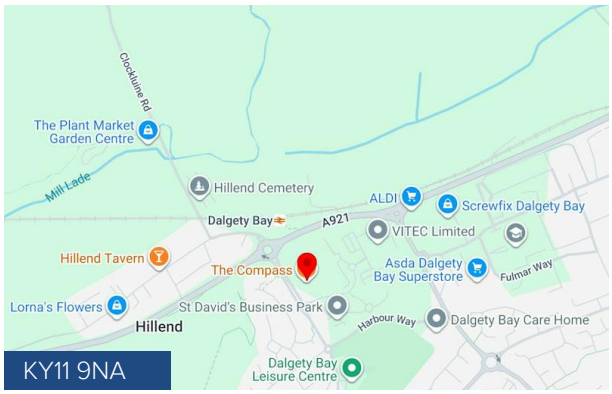
The property comprises a single storey rectangular shaped licensed premises split to provide public bar and lounge with central services. Includes external seating area accessed from the public bar.

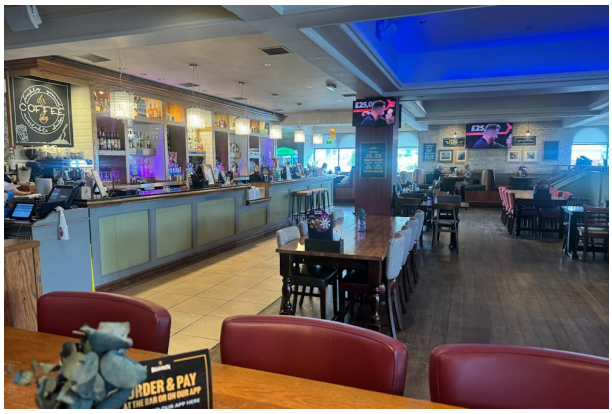
Sits in centre of lower site area with surrounding car parking and grassed/planted verges. Additional adjacent raised unbuilt area with development potential (subject to planning), with return road frontage to St David's Drive (which gives access into the industrial estate). It operates as a cosy, community-focused pub restaurant. It serves as a warm, welcoming spot for casual dining, drinks, family meals, coastal visitors, and local events (including a weekly Thursday pub quiz). Facilities include a beer garden, WiFi, pool table, sports TV, disabled access throughout, dog-friendliness, and full family-friendly amenities

Location

The Compass is a family-friendly pub and restaurant located at Harbour Drive, Dalgety Bay, Fife, Scotland KY11 9NA (right at the entrance to Dalgety Bay, less than 200 metres from Dalgety Bay train station and a short drive from the Queensferry Crossing).

Dalgety Bay is a modern coastal town and civil parish in Fife, Scotland, situated on the north shore of the Firth of Forth. It lies approximately 9 miles (14 km) northwest of Edinburgh city centre, making it a popular commuter settlement with good transport links, including Dalgety Bay railway station and proximity to the Queensferry Crossing and M90 motorway.





Viewing & Further Information

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TSA Property Consultants

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TO LET / MAY SELL

TSA Property Consultants

The Compass, Dalgety Bay, Fife, KY11 9NA

Stunning Picturesque Location

- Substantial Bar, Restaurant & Car Park
- Immaculately Presented
- Walk In Condition
- Parking for 67 Cars
- External Beer Garden With 36 Covers
- Fully Fitted Venues
- Premium Offers Invited For F&F
- Rent: o/o £75,000p.a.x.
- Sale: Offers Invited

LOCATION

The Compass is a family-friendly pub and restaurant located at Harbour Drive, Dalgety Bay, Fife, Scotland KY11 9NA (right at the entrance to Dalgety Bay, less than 200 metres from Dalgety Bay train station and a short drive from the Queensferry Crossing).

Dalgety Bay is a modern coastal town and civil parish in Fife, Scotland, situated on the north shore of the Firth of Forth. It lies approximately 9 miles (14 km) northwest of Edinburgh city centre, making it a popular commuter settlement with good transport links, including Dalgety Bay railway station and proximity to the Queensferry Crossing and M90 motorway.

Dalgety Bay is 6-miles southeast of Dunfermline and 1.5-miles east of Inverkeithing in Fife on the northern side of the Firth of Forth. The Property sits adjacent (north side) of a BP filling station (with M&S Simply Food/Wild Bean Café) on the northern edge of Dalgety Bay and near to Donibristle Business Park, with good visibility from the Inverkeithing to Aberdour road (A921). It is located on the east side and is accessed from dual-carriageway Harbour Drive using a shared access with the PFS. Dalgety Bay Station (& car park) sits to the north.

PROPERTY

The property comprises a single storey rectangular shaped licensed premises split to provide public bar and lounge with central services. Includes external seating area accessed from the public bar. Sits in centre of lower site area with surrounding car parking and grassed/planted verges. Additional adjacent raised unbuilt area with development potential (subject to planning), with return road frontage to St David's Drive (which gives access into the industrial estate). It operates as a cosy, community-focused pub restaurant. It serves as a warm, welcoming spot for casual dining, drinks, family meals, coastal visitors, and local events (including a weekly Thursday pub quiz). Facilities include a beer garden, WiFi, pool table, sports TV, disabled access throughout, dog-friendliness, and full family-friendly amenities.

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Stunning Picturesque Location

PROPERTY
The building was originally constructed around 2009. It was later converted around 2016 and rebranded into the current pub restaurant known as The Compass. It is a modern, single-storey structure typical of early-2000s clubhouse design, with practical layout for bar, dining, and outdoor areas.

The site offers a dedicated on-site car park with free parking, plenty of spaces, and wheelchair accessibility. It includes EV charging points and explicitly welcomes coaches, making it suitable for larger groups or tour parties

AREA
c. 6,200sq ft

NAV/RV
£63,500

LICENCE
The property benefits from premises and on sales licence

RENT
The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £75,000p.a.x.

SALE
Our clients may consider disposing of their freehold interest, offers invited

V.A.T.
The transaction will be subject to V.A.T.

VIEWING
Available on request

LEGAL
Each party shall bear their own legal costs incurred in the transaction

TO LET / MAY SELL

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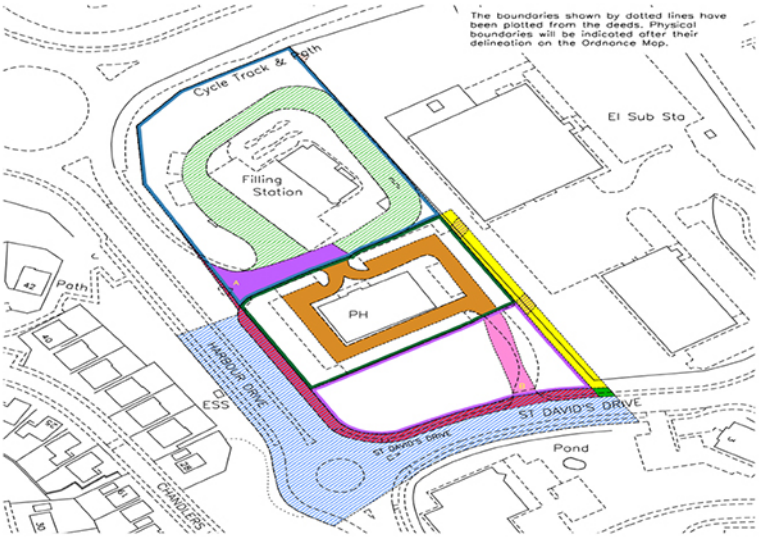

The Compass, Dalgety Bay, Fife, KY11 9NA

Stunning Picturesque Location

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