

FOR SALE / TO LET

Former Public House/Restaurant – The Compass

St David's Bay Services, Harbour Drive, Dalgety Bay KY11 9NA



- Public House/Restaurant premises - adjacent to PFS and M&S Simply Food
- Prominent site located on Harbour Drive – site extends to 0.83 acres
- Suitable for existing or alternative uses – bar/restaurant, convenience, retail, drive thru, leisure
- Ground Floor – 6,407 sqft / 595.2 sqm / capable of sub-division

Location

The Compass occupies a prominent position on Harbour Drive in Dalgety Bay, an established coastal town on the north shore of the Firth of Forth, approximately 5 miles south-east of Dunfermline.

The property is situated within an established residential, business and leisure area and benefits from excellent road connectivity, with convenient access to the A921 and M90 motorway. Dalgety Bay railway station provides regular services to Edinburgh, while the Queensferry Crossing provides easy access to the wider central Scotland road network.

The property is prominently positioned within the local community and benefits from a substantial dedicated customer car park and external areas. The premises lie adjacent to a PFS and M&S Simply Food.

Description

The Compass comprises a substantial detached public house and restaurant occupying a prominent site which extends to 0.83 acres on Harbour Drive in Dalgety Bay.

The property provides extensive bar and restaurant accommodation, together with ancillary kitchen, storage and staff facilities. Externally, the property benefits from a dedicated customer car park and outdoor amenity areas, including a beer garden.

The premises are well established within the local community and benefit from their prominent position, good accessibility and surrounding residential catchment.

Accommodation

The premises extend to the following areas –

Ground Floor – 6,407 sqft /595.2 sqm

Alternative Uses

The property offers potential for a range of alternative uses, subject to the necessary planning consents and statutory approvals.

Given the scale of the existing building, prominent position, car parking and surrounding residential catchment, potential uses could include restaurant/food-led leisure, hotel or serviced accommodation, care-related uses, childcare, leisure or community uses, together with potential residential conversion or redevelopment.

Prospective purchasers are advised to make their own enquiries with Fife Council regarding any proposed alternative use.

On request

Energy Performance Certificate

A copy of the EPC's can be provided on request.

Title

Available on request







