

# DM HALL

## To Let

### CAFE



The Orangery —  
Dunimarle Castle,  
Balgownie West,  
Culross,  
KY12 8JN

118 SQ M  
1,270 SQ FT



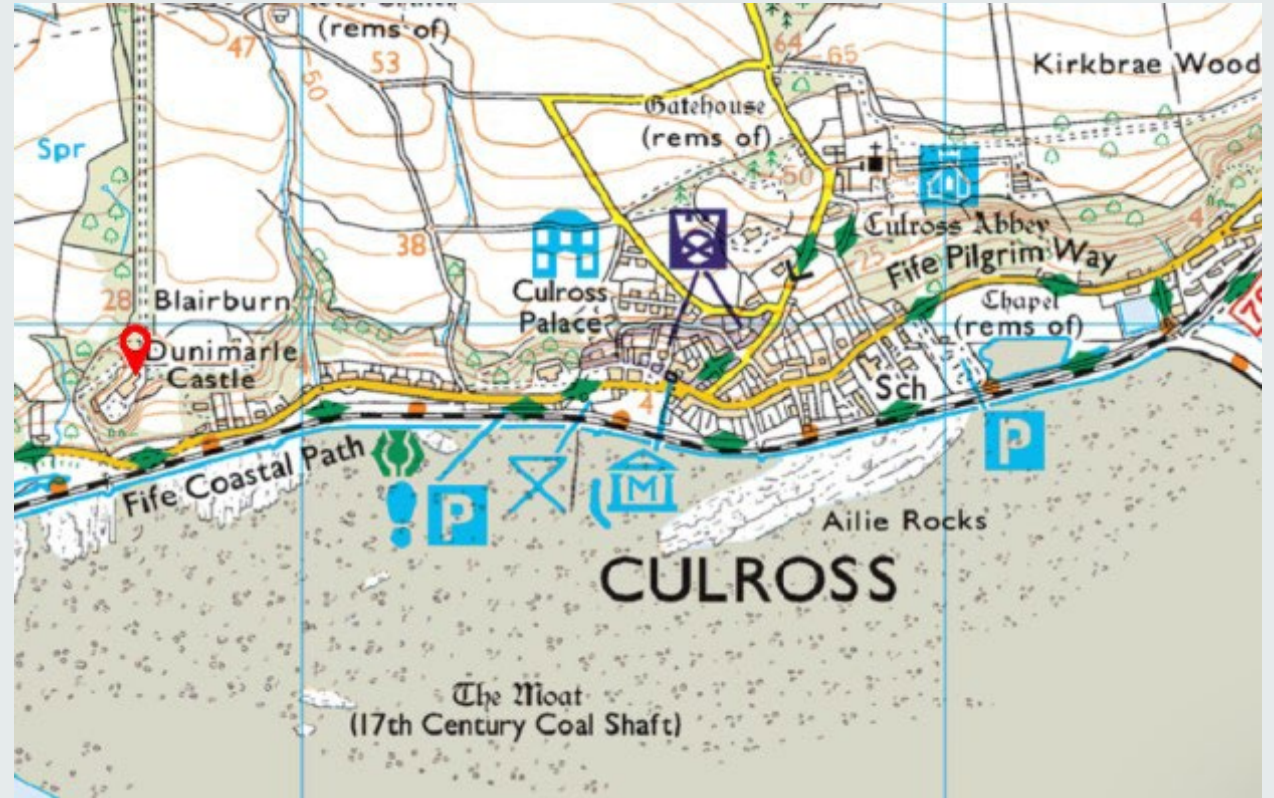
# Property Details

- Stunning tearoom/café situated in the grounds of Dunimarle Castle
- Excellent views of the Firth of Forth, close to the Fife Coastal Path
- Well-equipped commercial kitchen
- Approximately 30 covers + outdoor seating
- Rental offers of £12,000 per annum
- Gross Internal Area 118 SQ M (1,270 SQ FT)

## LOCATION:

The historic and sought after coastal village of Culross lies on the northern shores of the Firth of Forth and is regarded as one of Scotland's most complete examples of a C.17th/18th burgh. In more recent times, the town has found fame as the filming location for the TV series Outlander, which draws large numbers of visitors to the area throughout the year.

Culross lies approximately eight miles to the east of Dunfermline, 12 miles northeast of Falkirk and 25 miles to the northwest of Edinburgh.





# Property Details

The property occupies an elevated, picturesque position overlooking the Firth of Forth to the south, approximately 1.5 miles to the west of Culross village centre. It is accessed via a private driveway leading from the main road, which connects Culross in the east to the A985 in the west.

The location of the property is shown on the undernoted plan.

## DESCRIPTION:

The subjects comprise an early 19th century, Category A listed country house, which is of solid stone construction. The property retains its original grandeur with the architecture being in the style of R & R Dickson.

Internally, the property is flooded with natural light from the glass ceiling and large arched windows. Access to the upper floor is via a spiral staircase. The ground floor seats approximately 20 covers with an additional 10 covers upstairs. There are several picnic tables outside on the gravel terrace overlooking the castle grounds and the Firth of Forth.

There is a sales counter located next to the kitchen. The kitchen has a large oven/hob, fridge/freezer, ample storage and a separate pantry. There is a large central island work surface.

The café is situated within Dunimarle Castle surrounded by the beautiful gardens and surrounding woodland. Fixtures & fittings are included.



# Property Details

## ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground Floor	Café & kitchen	98	1,055
First Floor	Gallery/Mezzanine	20	215
<b>TOTAL</b>		<b>118</b>	<b>1,270</b>

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,400 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

## RENTAL:

Rental offers of £12,000 per annum.

## LEASE TERMS:

The subjects are offered on normal, full repairing and insuring terms for a period to be negotiated, incorporating rent reviews at appropriate intervals.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

## VAT:

All prices quoted are exclusive of VAT which may be charged.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents Lois Paterson at DM Hall:-

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

## Make an enquiry

Lois Paterson

fifeagency@dmhall.co.uk

**DM Hall Agency Department**

27 Canmore Street  
Dunfermline, KY12 7NU

01383 604 100 (Agency Department)



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