The Carnock Inn

6 Main Street Carnock

Dunfermline

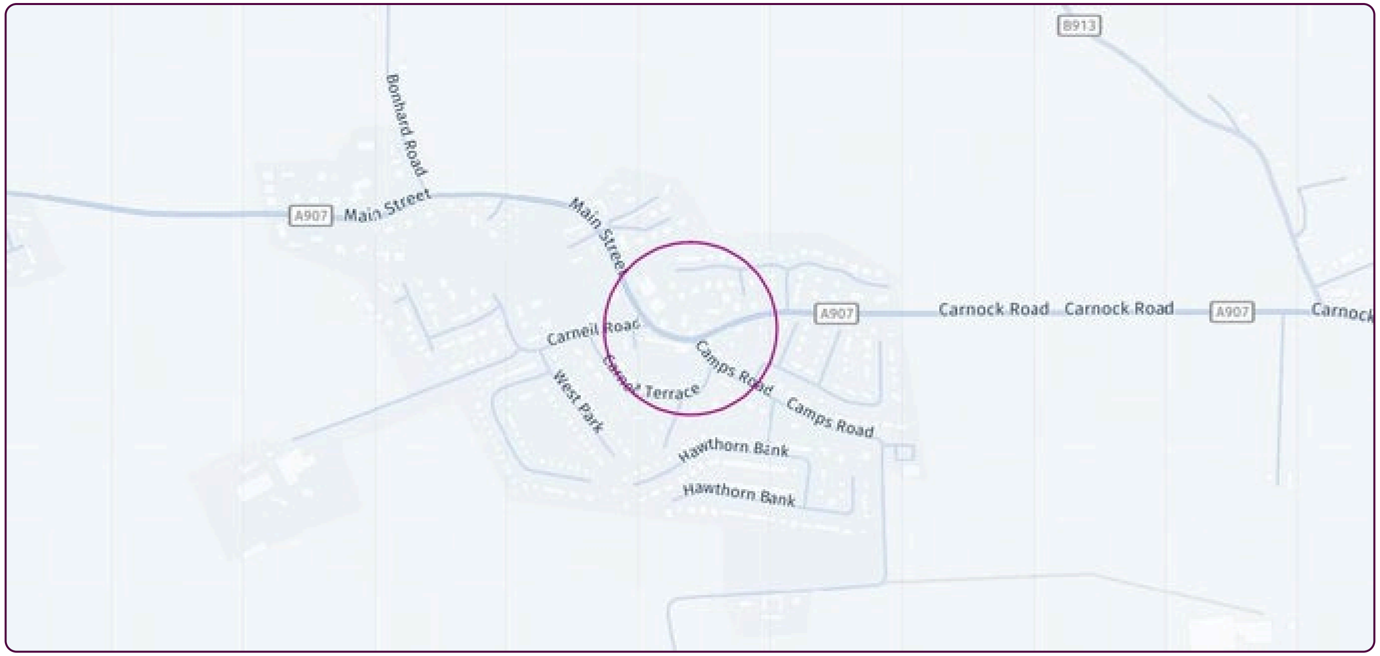
KY12 9JQ

Freehold: £350,000

Ref: 5255057

KEY HIGHLIGHTS

- Freehold Pub with Vacant Possession
- Prominent Position in Popular Fife Village
- Flexible Internal Layout
- Strong Redevelopment Potential
- Large Car Park & Beer Garden
- EPC Rating G



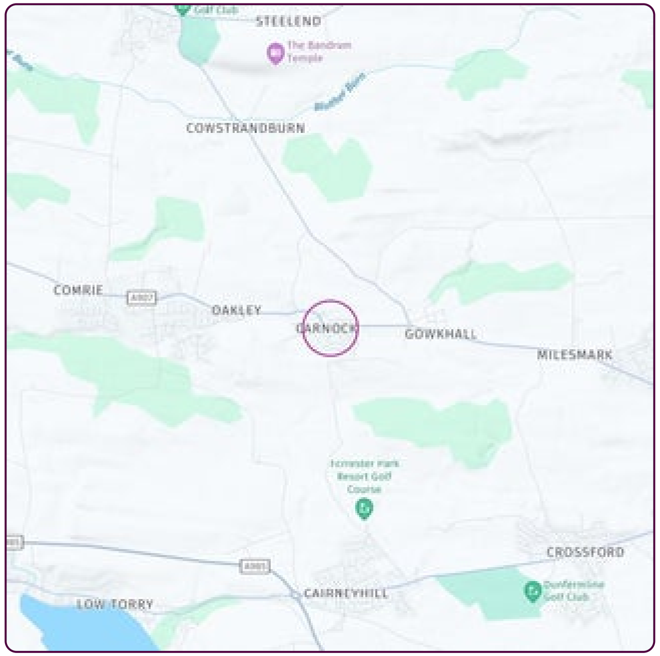
LOCATION

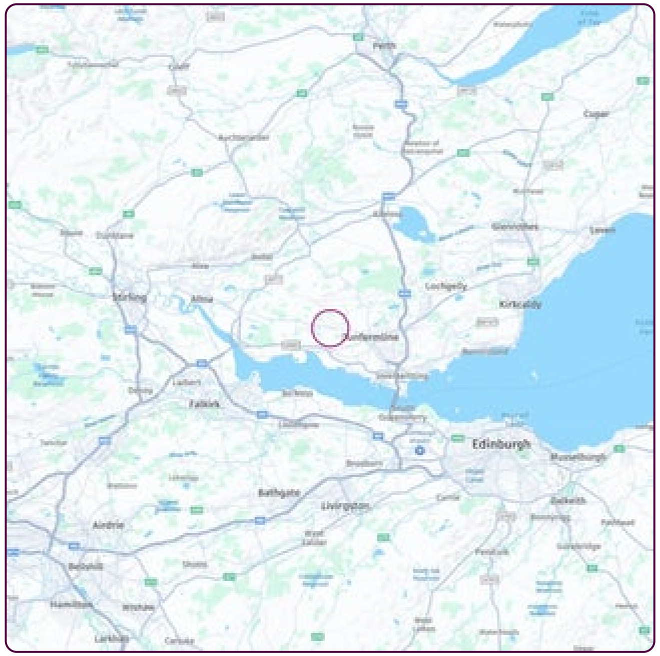
The Carnock Inn is prominently situated within the desirable village of Carnock in Fife, Scotland.

Carnock is a well established residential area located approximately three miles west of Dunfermline with convenient access to the M90 motorway network, offering connectivity to Edinburgh, Perth, and beyond.

The location enjoys a mix of local resident custom alongside passing trade, making it well suited for a range of hospitality or alternative commercial uses.

The property benefits from a central roadside position within the village, providing strong visibility and accessibility.





DESCRIPTION

The property comprises a traditional detached public house of stone construction, arranged over ground and upper floors under a pitched roof.

The premises have historically operated as a public house and provide a range of internal trading areas together with ancillary accommodation and external space.

THE OPPORTUNITY

The Carnock Inn is offered for sale with vacant possession, presenting a rare opportunity to acquire a freehold hospitality asset in a sought-after village setting.

The property is suitable for continued use as a public house/restaurant, or for alternative commercial or residential redevelopment, subject to planning permission.

ANCILLARY AREAS

Kitchen/preparation space, storage, and staff facilities.

FIXTURES & FITTINGS

Fixtures and fittings may be available by separate negotiation. Interested parties should raise specific enquiries in this regard

INTERNAL DETAILS

The property offers a mix of public bar/lounge areas, service space, and ancillary accommodation. Layout is functional and adaptable, presenting an opportunity for refurbishment or reconfiguration to suit a new operator's concept.

The ground floor comprises the main trading areas including bar servery, seating areas and customer facilities.

The layout provides flexibility for a variety of hospitality or food-led uses.

The upper floors provide additional accommodation historically utilised as owner's accommodation and storage. This space may be suitable for refurbishment to create letting bedrooms or private residential use, subject to necessary consents

EXTERNAL DETAILS

Externally, the property benefits from a beer garden/seating area and on-site parking provision. The outdoor space enhances the trading potential, particularly during seasonal periods.

DEVELOPMENT POTENTIAL

The property offers significant development potential, either through refurbishment and repositioning as a high quality food led pub, boutique Inn, or alternative commercial/residential scheme, subject to necessary consents.

TRADING INFORMATION

No recent trading information is available. The purchaser will have the opportunity to establish a new trading operation from shell.

STAFF

REGULATORY

Premises Licence

BUSINESS RATES

The property is entered in the Valuation Roll. Interested parties should verify the current Rateable Value and any reliefs available with the local Assessor.

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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