



**St Andrew's Church and Buckhaven Theatre, Lawrence Street,  
Buckhaven, KY8 1BQ**



## Property

Unique opportunity to acquire a B-Listed Church and hall lately used as a theatre in the heart of Buckhaven.

The property comprises-

Ground floor: Stage and audience seating, lounge, prop store, dressing room, chapel, lift to access first floor,

First floor: Kitchen, three dressing rooms, storeroom, music room, pottery workshop, two conference rooms, WC and lift to access ground floor

The sale includes an area of ground to the front of the property which could be used for parking.

## Area

Total: 1,217 sq m 14,000 sq ft

Note: the floorplan states the gross internal floor area is 12,017 sq ft

## Services

The property is connected to mains supply for electricity, gas, water and mains drainage.

## Planning

The B listed building has been used as a theatre since the 1980s. Any alternative use would require planning permission for change of use. Conversion to residential accommodation may be possible, subject to the purchaser obtaining all necessary consents.



## EPC

Rating: D

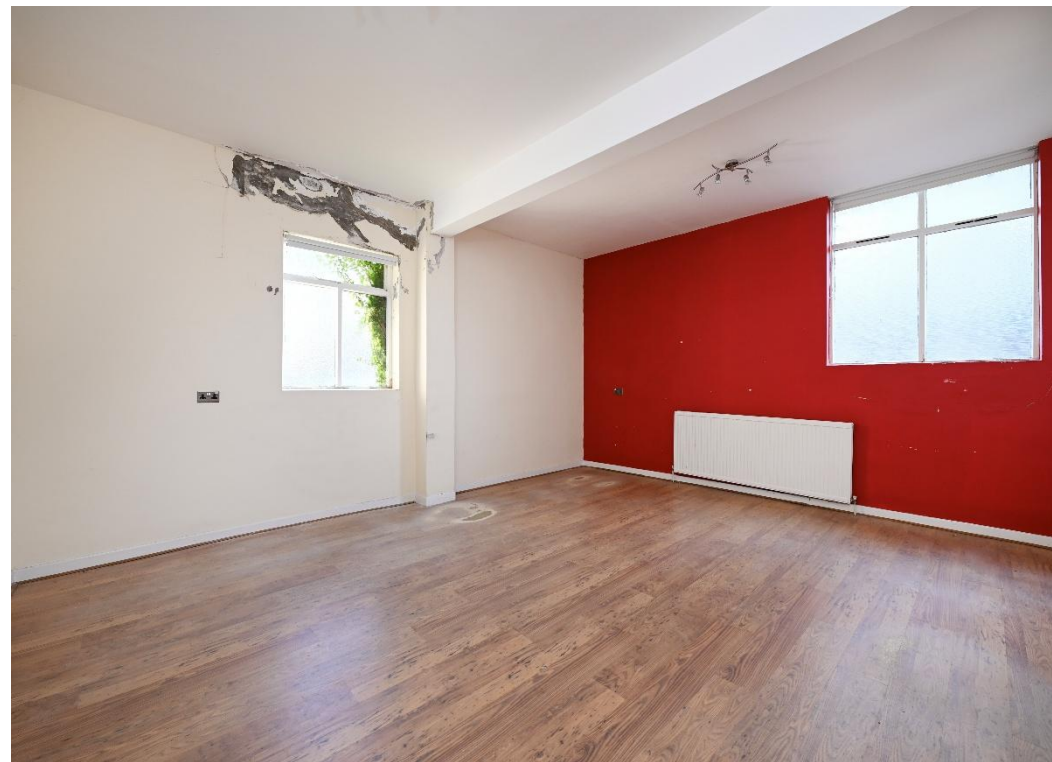
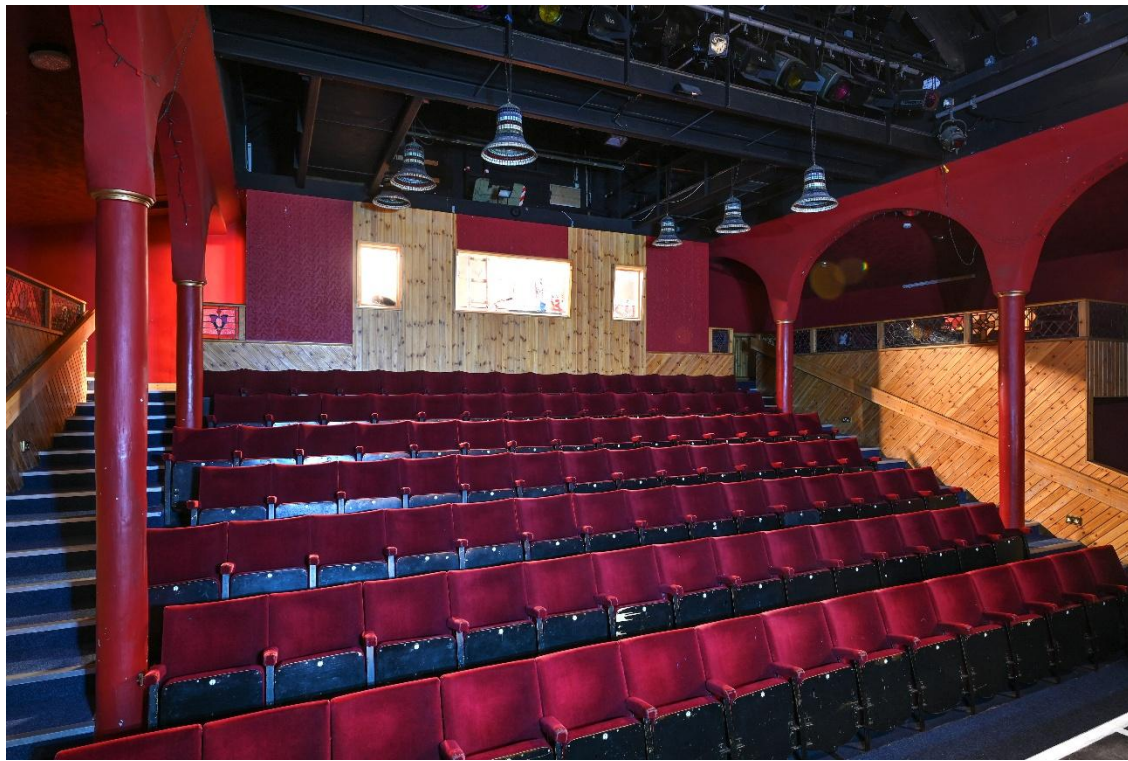
## Local Area

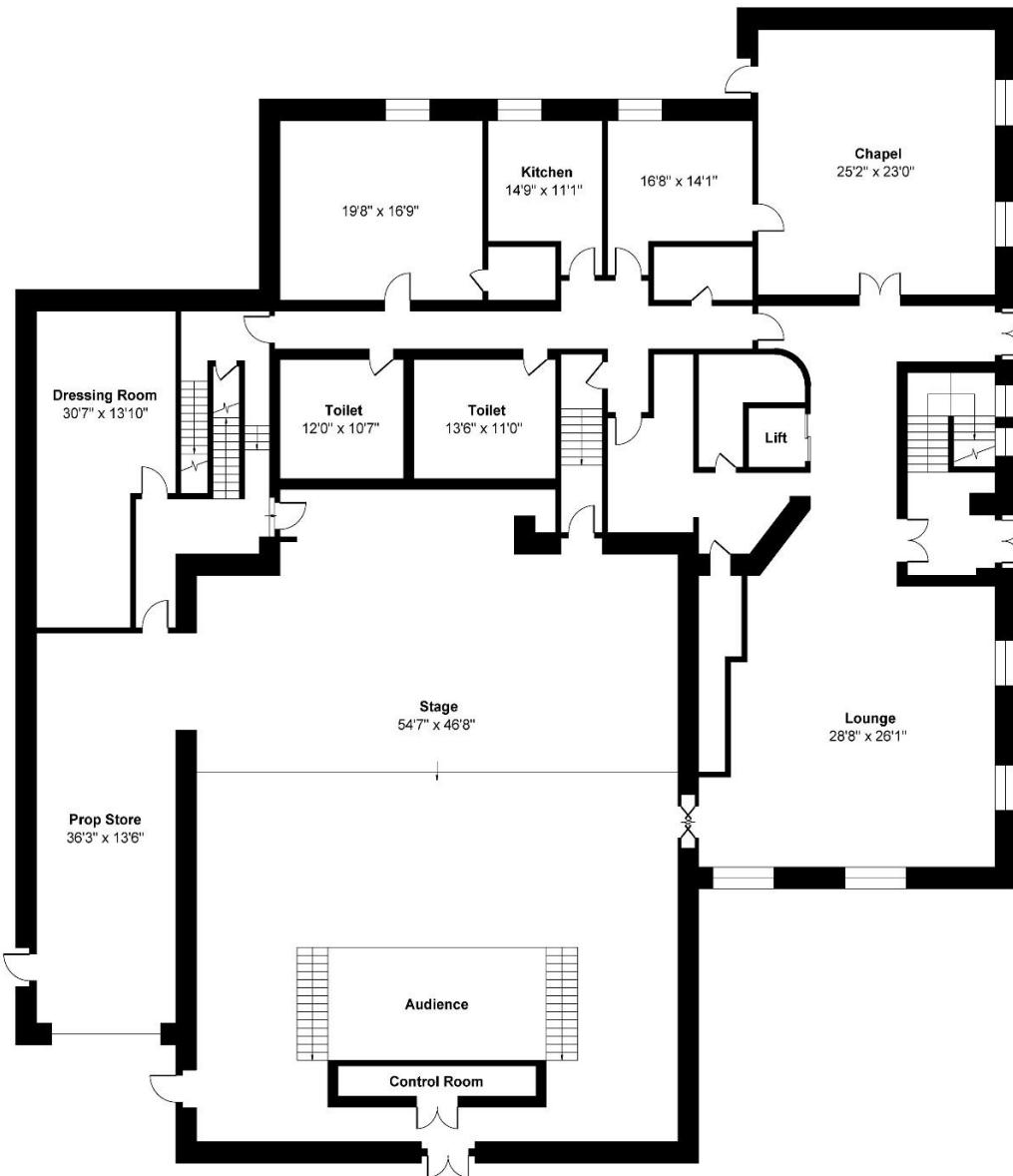
Buckhaven is a town located upon the east coast of Fife

Local amenities include: Convenience stores, cafes, takeaways, doctors, pharmacy, Primary and Secondary schooling.

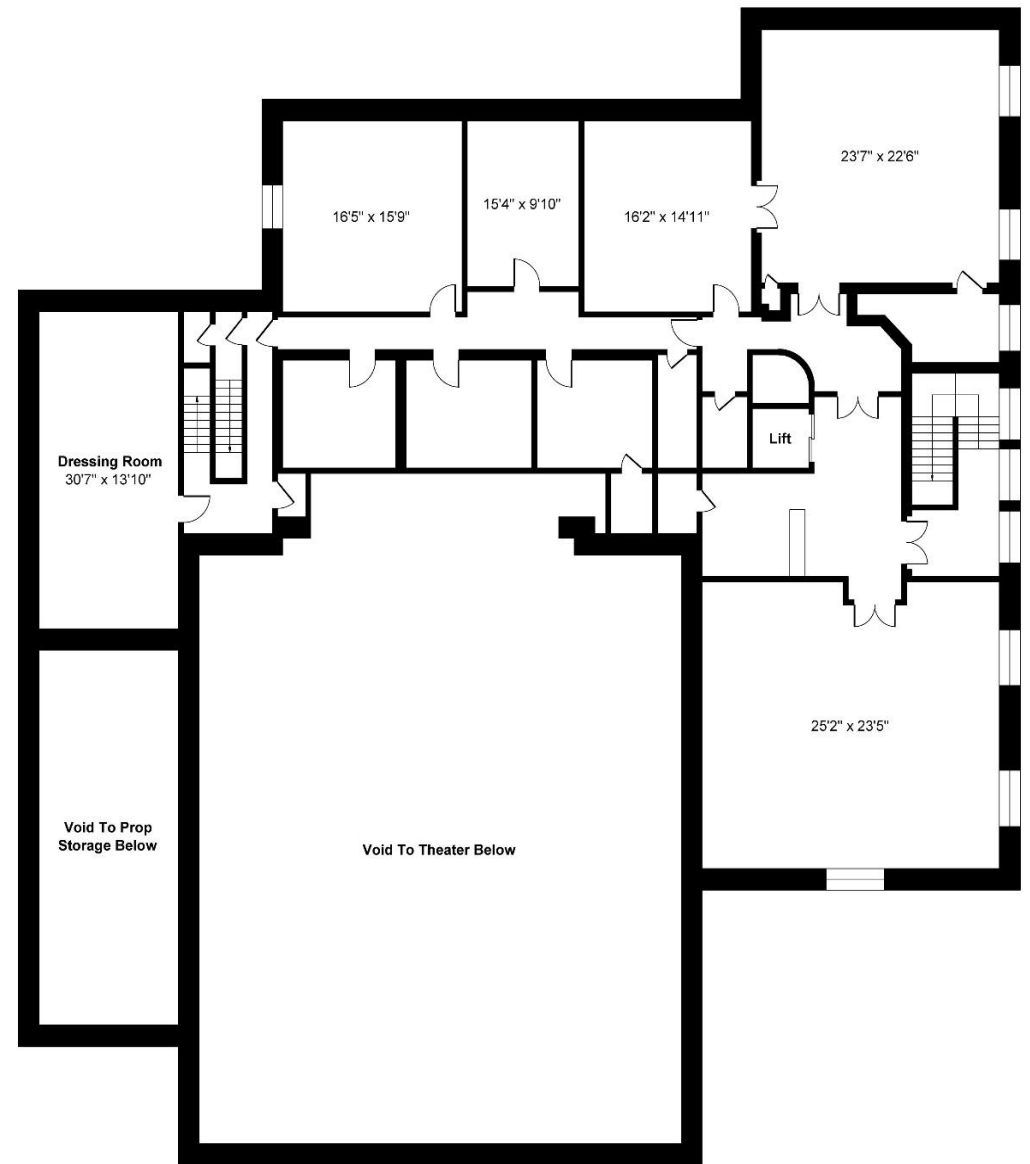
Regular buses run between Buckhaven, Leven, Kirkcaldy, Glenrothes, and further afield. Train stations at Leven and Cameron Bridge operate on the Fife Circle line to Edinburgh.







Ground Floor  
 Approximate Floor Area  
 7636 sq. ft



First Floor  
 Approximate Floor Area  
 4381 sq. ft

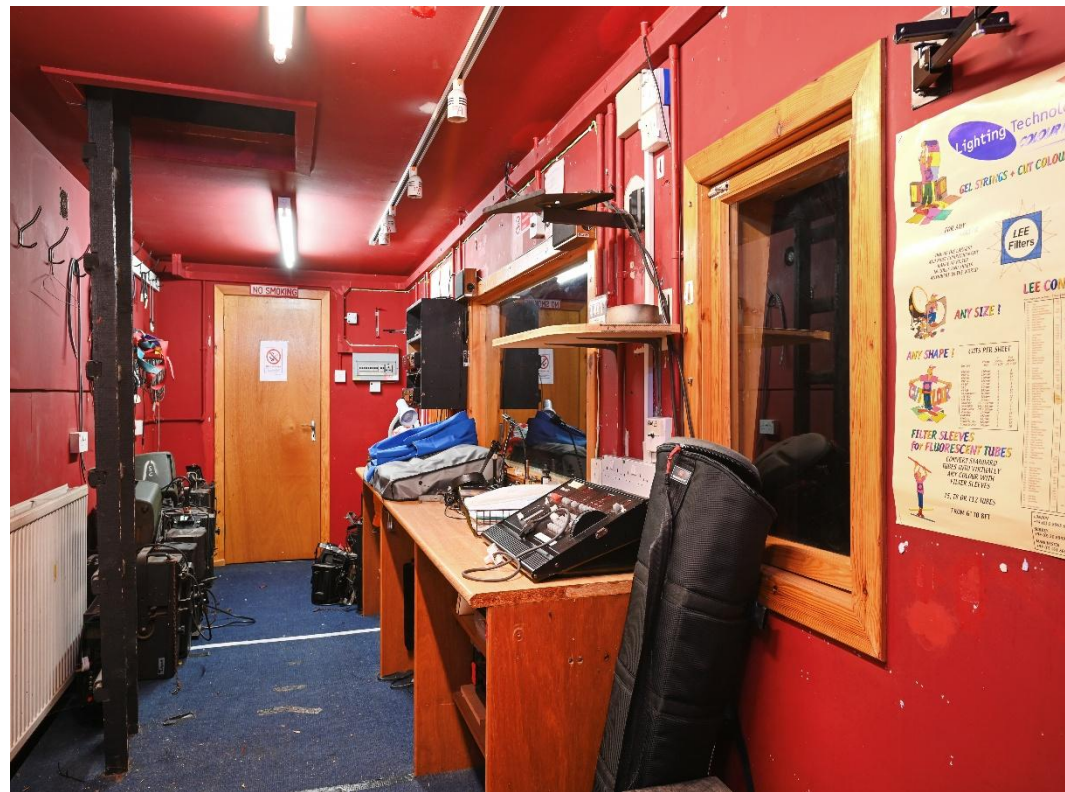
**Approx. Gross Internal Floor Area 12017 sq. ft**

FOR ILLUSTRATIVE PURPOSES ONLY

All measurements and fixtures, including doors and windows are approximate and should be independently verified

Produced by Elements Property







# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC009495

