

**FOR SALE**

# THE CEDAR INN

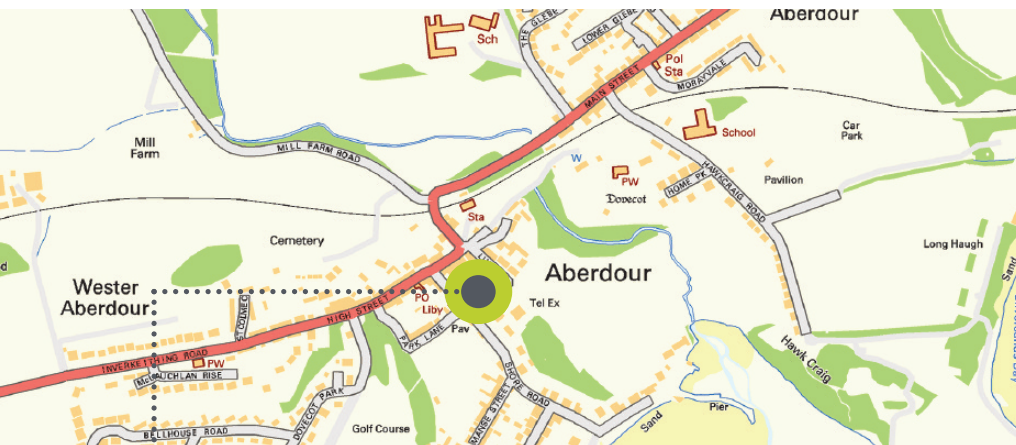
20 Shore Road | Aberdour | Fife | KY3 0TR



**Offers Over £249,500 (plus VAT if applicable).**

- Within the affluent village of Aberdour, famous for the Silver Sands beach.
- 9 bedroom hotel, with bar and restaurant areas.
- Closed and offering obvious development potential.
- Affluent local population on the Fife coastal route.
- Aberdour's train station has a direct link to Edinburgh City Centre in around 30 -35 minutes.
- Suitable for a variety of uses, subject to consent.

## WITHIN THE DELIGHTFUL FIFE COASTAL TOWN OF ABERDOUR



### Location

Aberdour is a popular and affluent Fife coastal town. Famous landmarks include the Aberdour Castle and St Fillans Church, along with the Blue Flag family friendly Silver Sands beach. Aberdour is very popular with golfers, given the numerous Links courses nearby. St Andrews is approximately 33 miles to the north east. Edinburgh is only around 18 miles away, with direct rail links taking around 30-35 minutes, making Aberdour a popular commuter village. The Cedar Inn is just off Aberdour's main street, within the core town centre and only a short walk from the train station.

### Description

The subjects comprise a two-storey building, with single-storey extensions, mainly under a pitched and slated roof. There is a car park to the rear for approximately 8-10 cars.

### Accommodation

We estimate the ground floor area is as follows:

Internally, the accommodation is as follows:

#### GROUND FLOOR

##### Bar and Restaurant Areas

There is a separate restaurant, leading to a central bar area, which further leads through to the public bar. There are customer toilets and storage areas. There is a former commercial kitchen area.

#### FIRST FLOOR

At first floor level there are nine en-suite letting bedrooms.

#### SERVICE AREAS

We understand that the property is connected to mains electricity, mains water, mains drainage and possibly mains gas. The purchaser must satisfy themselves as to mains utilities connections.



## Rateable Value

The premises are listed in the Valuation Roll as a hotel. The current Rateable Value, with effect from 1st April 2023 is £31,600. The proposed draft Rateable Value, with effect from 1st April 2026 is £31,100. A new occupier will have the right to appeal the Rateable Value.

## Premises Licence

There is a premises licence in place, which will be transferred to a purchaser.

## The Business & Opportunity

The Cedar Inn is located at the heart of the affluent Fife coastal town of Aberdour. The property has been closed for some time and requires complete refurbishment. The property offers obvious development potential on re-establishing the hotel business, creating a guest house, self-catering holiday accommodation, or indeed, a residential development, all subject to the necessary consents.

## The Price

Our clients are seeking offers over £249,500 (plus VAT, if applicable) for the benefit of the heritable interest in the property.

## EPC

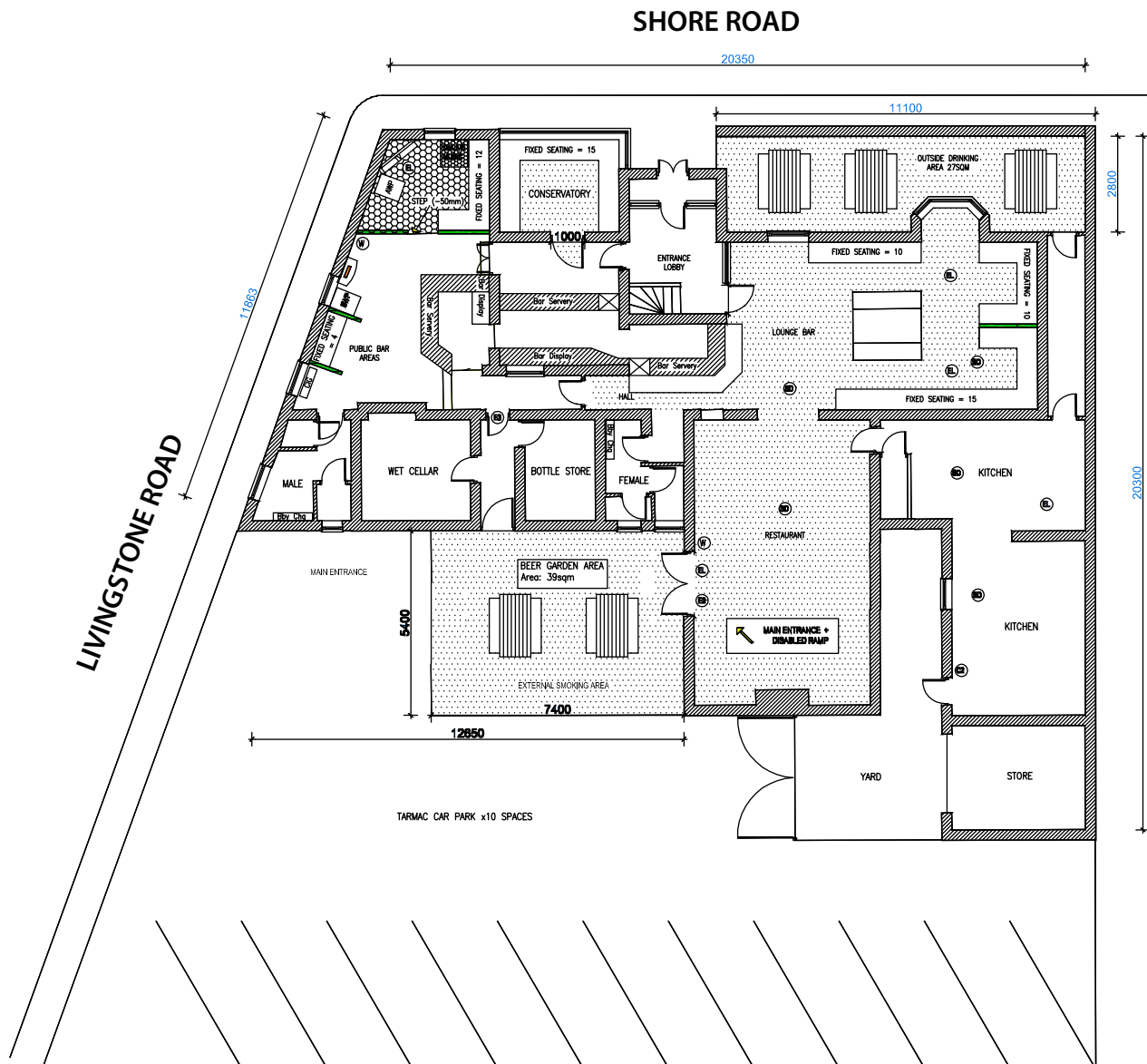
The property has an EPC rating of G. An EPC certificate can be made available to interested parties.

## Viewing & Further Information

For further information, or for an appointment to view, please contact CDLH on 0141 331 0650.



## Floor Plan



### Anti Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

## Viewing - Strictly by appointment

For an appointment to view, please contact:

**Sharon McIntosh**

[sharon.mcintosh@cdlh.co.uk](mailto:sharon.mcintosh@cdlh.co.uk)

t: 0141 331 0650 (Option 2/3)

m: 07824 395 288

For further information, please contact:

**Alan Creevy**

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