



FOR SALE - WAREHOUSE

Picture House, 25 Queen Street
Tayport
DD6 9JY

- Large store/warehouse centrally located within Tayport
- Development opportunity
- Located close to Dundee City Centre and Leuchars
- GIA 4,842 sq ft (450.07 sq m)
- Offers over £100,000

LOCATION:

The subjects are located in the town of Tayport, in the northeast of Fife. It lies 11 miles north of St Andrews, approximately 5 miles north of Leuchars and 5 miles southeast of Dundee, both of which benefits from a railway station on the East Coast Main Line.

The subject is situated on the western side of Queen Street, at its junction with King Street, a short walk from the local primary school and library.

DESCRIPTION:

The Picture House opened around 1911 and was the second cinema acquired by J B Milne in the 1930's as he built his circuit into what was eventually one of the largest privately owned cinema chains in the UK. The subjects comprise a picture house of traditional stone construction, beneath a combination roof (asbestos and slate). It has a main auditorium and entrance hallway on the ground floor and projector/storerooms on the first floor.

Internally, the property is in a state of some disrepair and the building has been used for storage purposes. The property could benefit from extensive renovation or serve as a development opportunity.

ACCOMMODATION:

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

450.07 sq m (4,842 sq ft) on a gross internal basis.

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,600 per annum.

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

SALE PRICE:

Offers in excess of £100,000 are invited for the benefit of our client's heritable interest.

ENERGY PERFORMANCE:

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

VAT:

All prices quoted are exclusive of VAT.

LEGAL COSTS:

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

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling agents:-

DM Hall LLP
27 Canmore Street
Dunfermline
KY12 7NU

Tel: 01383 604 100 (#2 Agency Department)

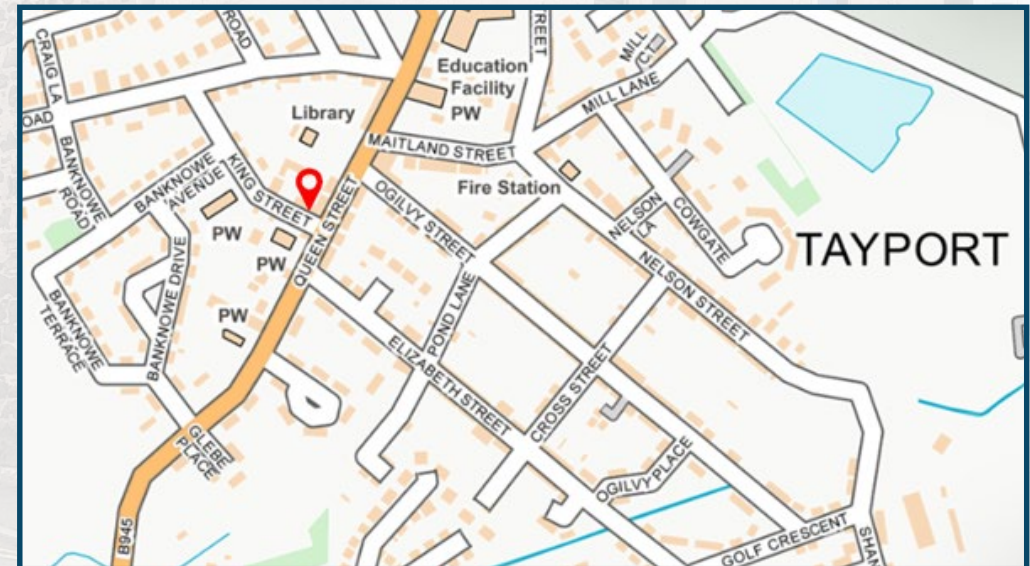
EMAIL: lois.paterson@dmhall.co.uk,
fifeagency@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

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Tayport Heritage Trail

Historic Ferry Port & Railway Harbour

Social Activities

The Volunteer Drill Hall

Salvation Army Band in Volunteer Hall, early 1900s

This building was once used by the community for a wide range of public gatherings and events, including concerts, lectures, early film screenings and even a boxing contest. In 1902, local MP and future Prime Minister, the Rt. Hon. H. H. Asquith, delivered a speech here, in which he drew cheers with his reference to the recent conclusion of the South African War. March 1907 saw Tayport Choral Society perform "KING ARTHUR with Orchestral Accompaniment" with the notable artist Frank Laing among the soloists.

The Picture House

In earlier days, "Grand Cinematograph Entertainments" were held in the Temperance Hall, but after the former Volunteer Hall was put up for sale in 1930, it became the town's cinema. The Picture House officially opened on the 20th October 1931 and, with the exception of a period of closure after a fire in June 1946, continued in use until 1968. The final screening, on 30th August that year, was "The Sand Pebbles", starring Steve McQueen. The 453 seat Picture House left lasting memories of the hard front seats and elevated balcony, the long queues and friendly staff.

JB Milne Cinema, 1931

The Picture House fire in 1946 and poster for the re-opening the following year

Local Groups & Societies

Since the mid 19th century, there has been a rich history of local organisations devoted to music and drama, including brass bands along with dramatic, orchestral, choral and literary societies. Today that tradition is maintained by both Tayport Instrumental Band, first established in 1890 and now based in the former Parish Church Hall in Maitland Street, and Tayport Amateur Dramatic and Musical Society, founded in 1949 and still active in both Newport and Tayport.

Tayport Orchestra, early 1900s

Mrs Gilchrist's Kinderspiel, Town Hall, late 1950s

Youth Organisations

Youth groups have also played their part in the town. In 1910, the Boys Brigade began meeting every Tuesday in the Volunteer Hall and the Girl Guides were active throughout most of the 20th century. In 2021, the 37th Life (1st Tayport) Scout Group was the only remaining uniformed organisation. Based in their Elizabeth Street premises since 1931, they now cater for both boys and girls as the Tayport Scouts, Cubs and Beavers.

Girl Guides on the lawn of Scotscraig Mansion, 1926/27

Poetry & Verse

The town motto "Te Oportet Alte Ferri" was created by the internationally renowned academic Douglas Young (1913-1973) as an appropriately punned historic reference "It behoves thee to bear thyself loftily". Tayport has a rich history of verse & drama composed and performed in recognition of local events such as the Centenary Concert in 1987.

Advert for the sale of the Hall

For Board 12, carry on along Queen St and cross over to the tennis courts. Distance: 300 metres

Board 11

For further information on the Trail and on the history of Tayport, please go to: www.tayportheritage.com or use the QR code.

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