

5A Commercial Road, Ladybank, Fife, KY15 7JS

Asking Price £25,000



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DESCRIPTION

AMAZING RESULTS! Commercial offer to the market a rare opportunity to acquire a centrally located office in the heart of the popular village of Ladybank with the Aberdeen to Edinburgh main line railway station on your doorstep and with close proximity of major road links.

Number 5A Commercial Road comprises office premises arranged over the ground floor of a building in a prominent location within Ladybank. The retail frontage to High Street comprises a upvc/glazed entrance door together with full height upvc/glazed display windows.

The premises are suitable for a variety of uses and internally, the accommodation is currently arranged to provide a large main office with store room and WC area. It should be noted that the services including toilet facilities have yet to be fitted. Consideration may be given to the cost of the installation of services dependent upon the purchaser and terms on offer.

- * GREAT PRICE AT ONLY £25,000
- * PRIME OFFICE LOCATION
- * READY FOR YOUR NEW BUSINESS
- * SUITABLE FOR ALTERNATIVE USES
- * WILL QUALIFY FOR RATES EXEMPTION

LOCATION

The subjects occupy a superb central position in the popular village of Ladybank on the doorstep of the mainline railway station with regular rail services to Edinburgh, Inverness, Arbroath and Perth.

Ladybank has a thriving community offering primary schooling, a train station on the main Aberdeen to Edinburgh line, post office, doctors' surgery, chemist, pub, butchers, mini supermarkets, local church and a Golf Course of Championship status designed by Old Tom Morris. Secondary schooling is at Bell Baxter High School in Cupar (7 miles). There are excellent bus links with the car journey time to Edinburgh approximately 60 minutes. Owing to the close proximity of major road links, travelling by car across Fife and further afield couldn't be easier with links to Edinburgh, Perth and Dundee and via Kincardine Bridge to Stirling, Glasgow and the West.

ACCOMMODATION

We calculate that the subjects extend to the following net internal areas:-

Office - 4.74m x 3.22m (15'6" x 10'6")

Store - 3.15m x 1.60m (10'4" x 5'2")

WC - 3.22m x 1.61m (10'6" x 5'3")

RATEABLE VALUE

Rateable Value: £10,400 as of 1 April 2023. From the 1st April 2017 the Small Business Bonus Scheme was amended to reflect 100% reduction on under £15,000 (subject to the necessary criteria), ultimately leading to a full 100% discount for this property.

OFFERS

Asking Price of £25,000.

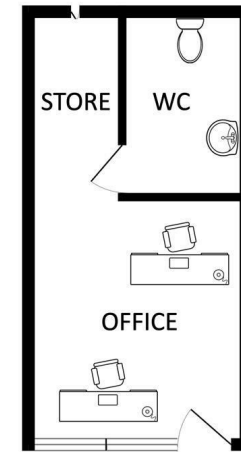
ARRANGE A VIEWING

Viewing by appointment, please call your local AMAZING RESULTS!™ Commercial Agent Colin Jenkins to see this property today. 01383 699000. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website now.

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision relies upon them. All room dimensions taken through cupboards/wardrobes to wall surface where possible or to surfaces indicated by arrow heads.

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