

# DM HALL

# For Sale

**Business**

Shepherd & Miller  
94 Whyte Rose  
Terrace, Methil,  
Fife KY8 3AS

# BUSINESS FOR SALE

NIA — 135.11 sq m  
(1,454 sq ft)

# Property Details

- Long established business in good trading position
- Supplier of commercial & industrial equipment
- Easily accessible location
- Freehold including GW: Offers Over £150,000 (ex stock)

## LOCATION:

Methil forms part of the Levenmouth area of East Central Fife and lies approximately 5 miles east from the town of Glenrothes and some 7 miles north-east from Kirkcaldy. Levenmouth comprises the communities of Leven, Buckhaven, Methil and Methilhill.

The subjects are located on Whyte Rose Terrace in the eastern side of the town of Methil, Fife. They are specifically located on the corner junction of Patterson Street and Whyte Rose Terrace in an area of mainly residential with some commercial uses.

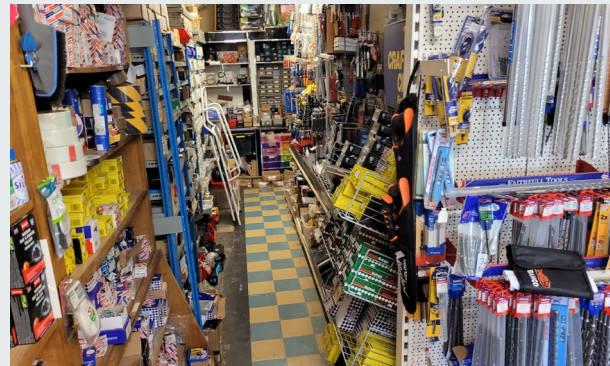
## DESCRIPTION:

The subjects comprise a ground floor retail unit forming part of a two-storey building which is of traditional brick construction with a pebbledash render exterior and is surmounted by a pitched and tiled roof. The unit is accessed by a corner door and has an additional storage room with separate entrance on Patterson Street.

## ACCOMMODATION & FLOOR AREAS :

We calculate that the subjects extend to a gross internal area of approximately 135.11 sq m (1,454 sq ft)

The above mentioned stated dimensions have been calculated for agency purposes only and should be used for no other purpose whatsoever.



# Property Details

## THE BUSINESS:

The business is reluctantly being brought to the market as a result of retirement. The vendor has operated the business for 31 years and has been operational since 1955.

The business is a local and online supplier of hardware and industrial equipment and PPE.

## TRADING INFORMATION:

Trading information will be available post viewing to all interested parties.

## STAFF:

The business is owner operated. A full staffing list will be available to all interested parties on request.

## PRICE:

Offers over £150,000 excluding stock are invited for the premises and goodwill. Stock is available by separate negotiation.

## RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,100.

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

## ENERGY PERFORMANCE:

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

## VAT:

All prices quoted are exclusive of VAT.

## ENTRY:

Upon completion of legal arrangements.

## LEGAL COSTS:

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

## FINANCE/BUSINESS MORTGAGES:

DM Hall is in regular contact with the specialists involved in the financing of business and property purchases in Scotland and would be happy to make any necessary introductions if required.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents  
Lois Paterson or Margaret Mitchell at DM Hall:-

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

## Make an enquiry

Lois Paterson

Margaret Mitchell

business.sales@dmhall.co.uk

**DM Hall LLP**

**17 Corstorphine Road  
Edinburgh, EH12 6DD**

**0131 624 6130 (Business Sales Department)**

**DM HALL**



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**RICS**

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