

DM HALL

For Sale

Investment -
Retail/Salon

4A High Street,
Inverkeithing
KY11 1NN



58.21 SQ M
627 SQ FT

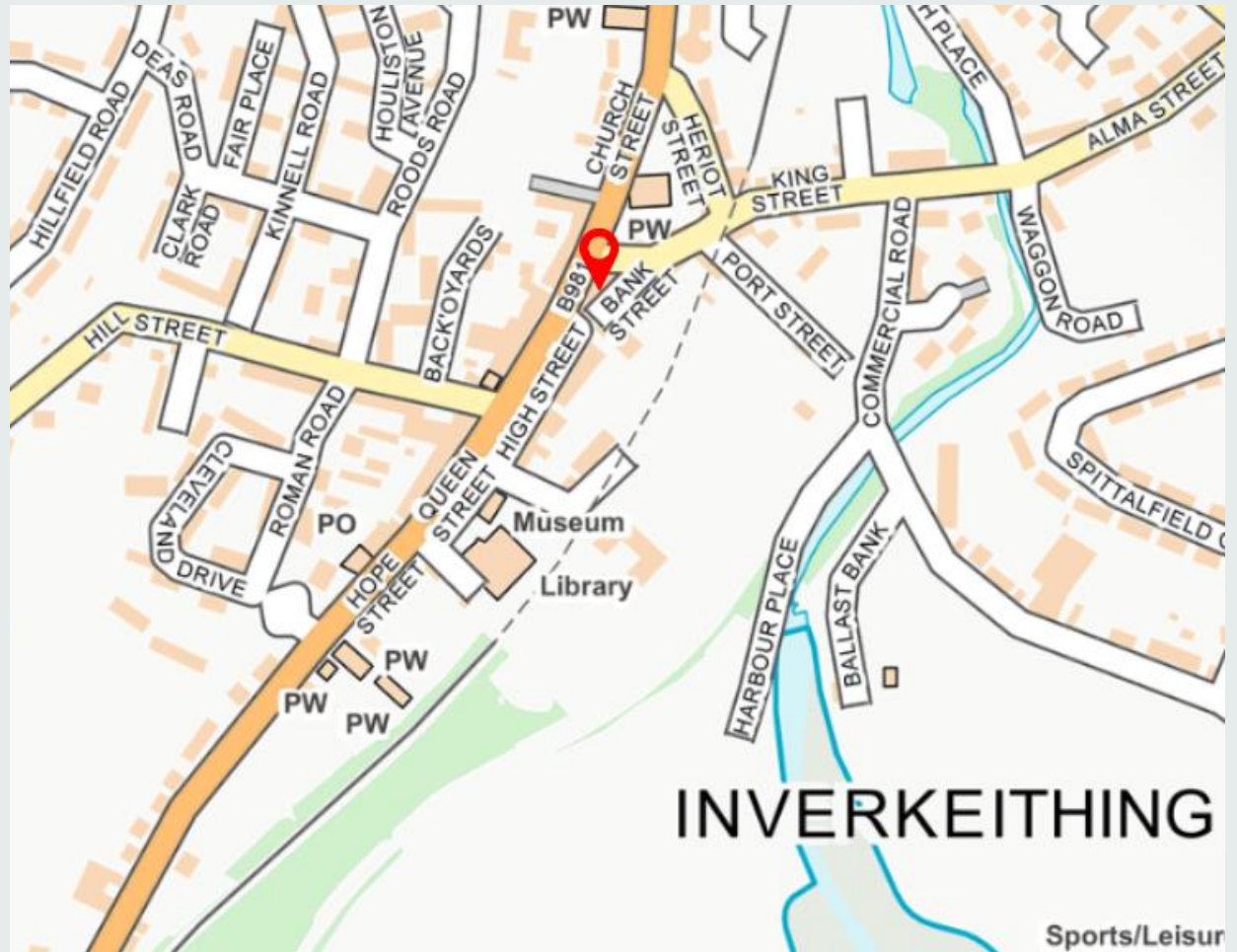
Property Details

- Busy salon located in central Inverkeithing
- Investment opportunity with 5 year tenancy agreement
- Current passing rent £5,400 per annum
- Opportunity to acquire a long-established hair and beauty salon
- Offers over £55,000 are invited

LOCATION:

Inverkeithing is a provincial town situated in West Fife lying a few miles east of the Queensferry Crossing and Forth Bridges. The town has a population in excess of 6,000 people and hosts a variety of amenities catering for the local community. Inverkeithing has strong road and rail links, having its own mainline railway station and being situated adjacent to the M90 motorway, which provides easy access in both a southerly and northerly direction.

The salon is specifically located on the east side of Inverkeithing High Street, the main thoroughfare leading through the town centre. They benefit from a prominent position and on-street parking in the vicinity.



Property Details

DESCRIPTION:

The property comprises an attractive salon over the ground and first floors of a traditional, 2 storey mid terraced building. It benefits from a good retail frontage to High Street through a UPVC display window and entrance door. Internally it provides a reception area at ground floor level with the salon, further treatment room and ancillary staff areas at first floor.

ACCOMMODATION & FLOOR AREAS :

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

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Reception	21.41	230.49
First	Salon	36.80	396
Total		58.21	626.60

LEASE TERMS

The property is currently let to LJ's Experience Hair & Beauty on a 5 year IRI lease at a passing rent of £5,400 per annum. The tenant has been in situ for approximately 7 years having agreed to a new lease from 1st April 2024.

ENERGY PERFORMANCE:

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

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,250 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 over £55,000 are invited.

LEGAL COSTS:

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

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents Lois Paterson 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

fifeagency@dmhall.co.uk

DM Hall LLP

**27 Canmore Street
Dunfermline KY12 7NU**

01383 604 100 (Agency Department)

DM HALL



Regulated by
RICS

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