

RETAIL

FOR SALE

**29 MAIN STREET
LOCHGELLY
KY5 9AG**

- Prominent town centre location
- Excellent pedestrian footfall
- Suitable for a variety of retail uses
- Net Internal Area 73.10 sq m (790 sq ft)
- Offers over £55,000 invited

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LOCATION:

The property is situated on Main Street which together with Bank Street forms the main retail thoroughfare in Lochgelly. The subjects occupy a prominent position within the prime area and neighbouring occupiers include well known retailers such as Bayne's, Nisa and Coral.

Lochgelly is situated in West Fife and has a population of approximately 7,000 people. It is situated between the larger towns of Kirkcaldy, approximately 7 miles to the east and Dunfermline 10 miles to the west. Transport links are excellent with readily available access to the A92 and the M90 trunk road and a mainline railway station on the Fife circle line.

The approximate location of the subjects is shown on the appended plan.

DESCRIPTION:

The property consists of a ground floor retail unit, which is of brick construction partially rendered externally and surmounted by a pitched and slated roof. Internally it comprises a typical front sales area, rear shop and W/C facilities with access to attic storage.

ACCOMMODATION:

The property extends to 73.1 sq m (790 sq ft) or thereby on a Net Internal basis

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,900 per annum.

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

SALE TERMS:

Our client seeks offers over £55,000 exclusive for the 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 which maybe chargeable.

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/letting agents:-

DM Hall LLP
27 Canmore Street
Dunfermline
KY12 7NU

Tel: 01383 604 100 (Agency Department)

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

VIEWING:

Strictly by arrangement with the agents.

Ref: ESA#

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**IMPORTANT NOTE**

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