

DM HALL

For Sale

Retail Investment

594 — 596
Wellesley Road
Methil
KY8 3PF



53.96 sq m
(580 sq ft)

Property Details

- Town centre location
- Busy arterial road
- Net Internal Area 53.96 sq m (580 sq ft)

Location

The property is situated in a prominent position on Wellesley Road in the Fife town of Methil. Wellesley Road is the main retail thoroughfare within Methil and is of mixed commercial and residential character.

Methil forms part of the Levenmouth conurbation of east central Fife and lies approximately 5 miles east of the town of Glenrothes and 7 miles northeast of Kirkcaldy. Levenmouth comprises the towns of Leven, Buckhaven and Methil together with other satellite villages and, while local facilities and amenities serve individual areas the main retail centre is Leven.

Description

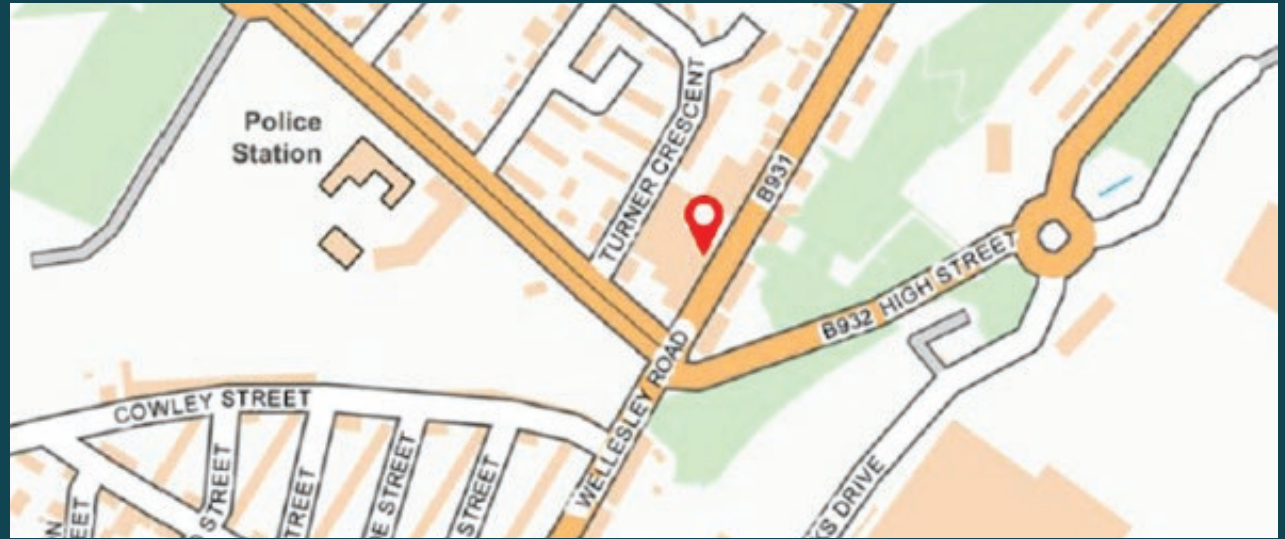
The property comprises a ground floor retail unit forming part of a larger two storey end terraced building of brick construction.

Internally the accommodation comprises a traditional retail shop front with two individual entrances. There are two large display windows and the shop is fitted out and operated as a sandwich bar/takeaway.

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	Retail	53.96	580
Total		53.96	580



Tenure

Rent £5,200 per annum. Lease expiry 3rd August 2025

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 £4,050 per annum.

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

Make an enquiry

fifeagency@dmhall.co.uk

Sale Terms

Offers over £40,000 are sought in respect of our client's interest.

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.

DM Hall LLP

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