

RETAIL INVESTMENT

- > CURRENT RENTAL INCOME OF £500 PER CALENDAR MONTH
- > EXCELLENT PASSING TRADE
- > GROSS FLOOR AREA: 64.38 SQ M (693 SQ FT)
- > CENTRAL LOCATION ADJACENT TO COWDENBEATH RAILWAY STATION
- > PRICE - £70,000

The Clearing

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THE FORTY TWA
01383 6633

FOR SALE

239 HIGH STREET, COWDENBEATH, KY4 9QF

CONTACT: Gavin Russell, g.russell@shepherd.co.uk 01383 722 337



LOCATION

Cowdenbeath is a small town located in Central Fife with a resident population in the region of 12,000 persons. Cowdenbeath is within a short travelling distance of the A92 dual carriageway which is Fife's main trunk road and provides excellent transport links.

The subjects occupy a central location within the busy High Street of Cowdenbeath with a range of local amenities available in the general area. The mainline railway station for Cowdenbeath is situated immediately to the rear and benefits from a daily service to and from Edinburgh and the rest of Fife.

DESCRIPTION

The subjects comprise a single storey shop/office on a busy High Street retail parade.

The subjects are currently let to a local charity at a passing rent equating to £500 per calendar month.

PRICE

Offers circa £70,000 will be considered.

EPC

Released on application.

RATING

2023 Rateable Value = £7,000.

The subjects qualify for up to 100% small business relief.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the connection with this transaction.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

ACCOMMODATION	SqM	SqFt
Ground:	64.38	693
TOTAL	64.38	693

The above areas, which have been calculated from previous on-site measurements, have been calculated on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 8 Pitreavie Court, Dunfermline, KY12 8UU, 01383 722 337

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **APRIL 2023**

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