

# DM HALL

## For Sale

**Retail**

29 Main Street  
Lochgelly  
KY5 9AG



73.10 SQ M  
(790 SQ FT)

# Property Details

- 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 in the region of £45,000 invited

## 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.



# Property Details

## 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 in the region of £45,000 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:-

## VIEWING:

Strictly by arrangement with the agents.

## NTI 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)



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