

DM HALL

For Sale

Retail Investment



581
Wellesley Road
Methil
KY8 3PD

34.35 sq m
(370 sq ft)

Property Details

- Town centre location
- Busy arterial road
- Net Internal Area 34.35 sq m (370 sq ft)

Location

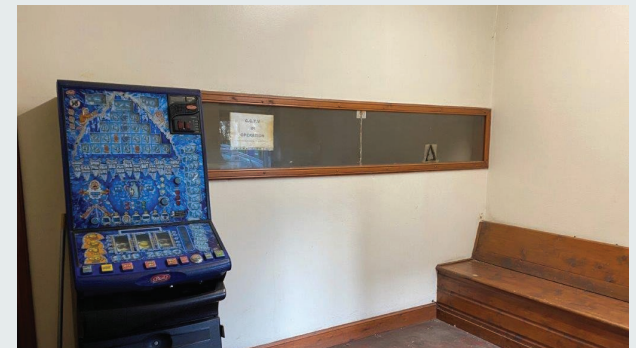
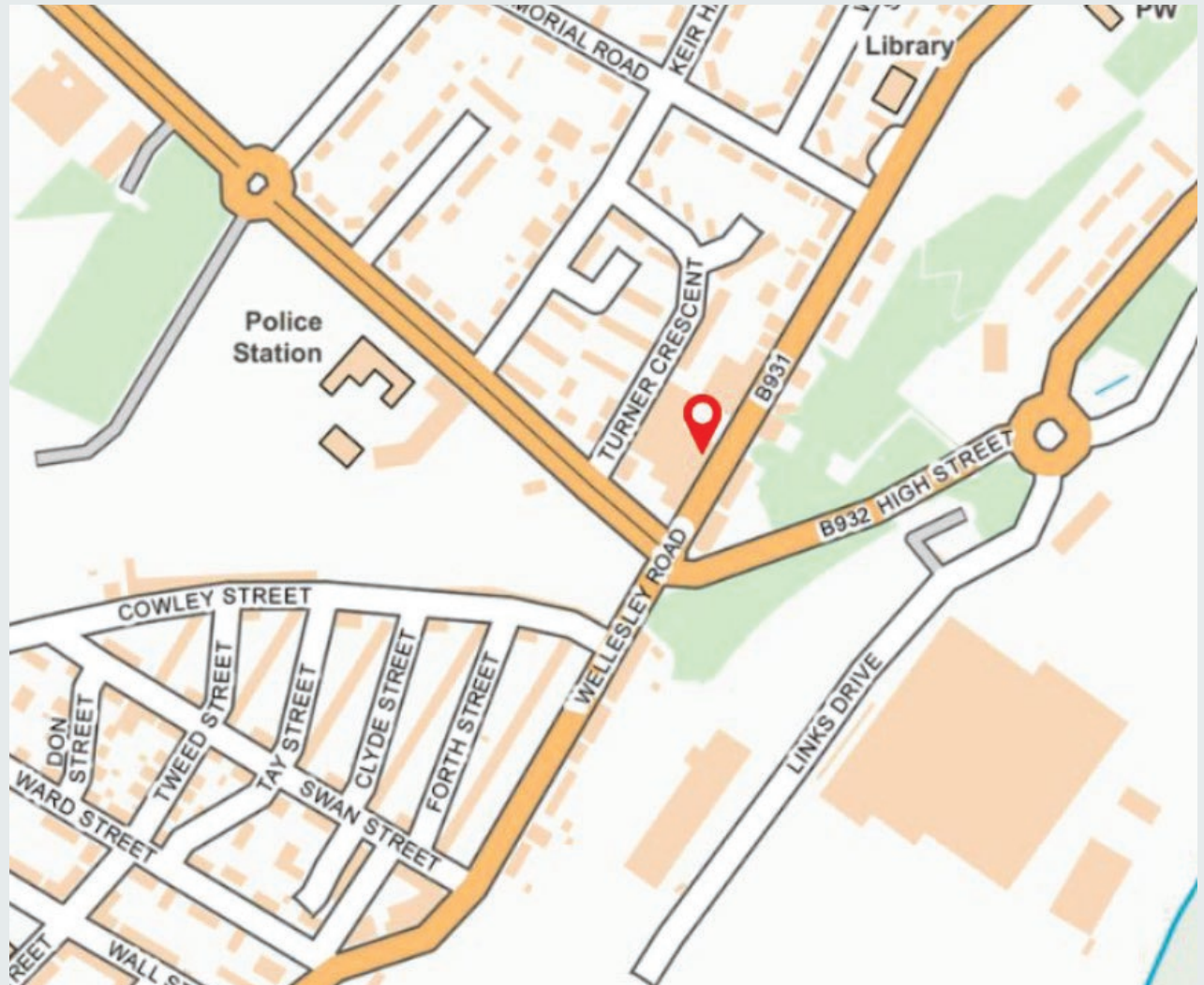
The property is situated in a prominent position on Wellesley Road in the Fife town of Methil. Wellesley Road is the main retail thoroughfare within Methil and is of mixed commercial and residential character.

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 ground floor retail premises, which form part of a two storey plus attic end terraced building of brick construction.

Internally the accommodation comprises front sales, with office behind and a further kitchen/storage area to the rear with w.c.



Property Details

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	34.35	370

Tenure

Vacant possession.

Rateable Value

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £2,800

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

Price

Offers over £25,000 are sought in respect of the landlord's interest

Energy Performance

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

VAT

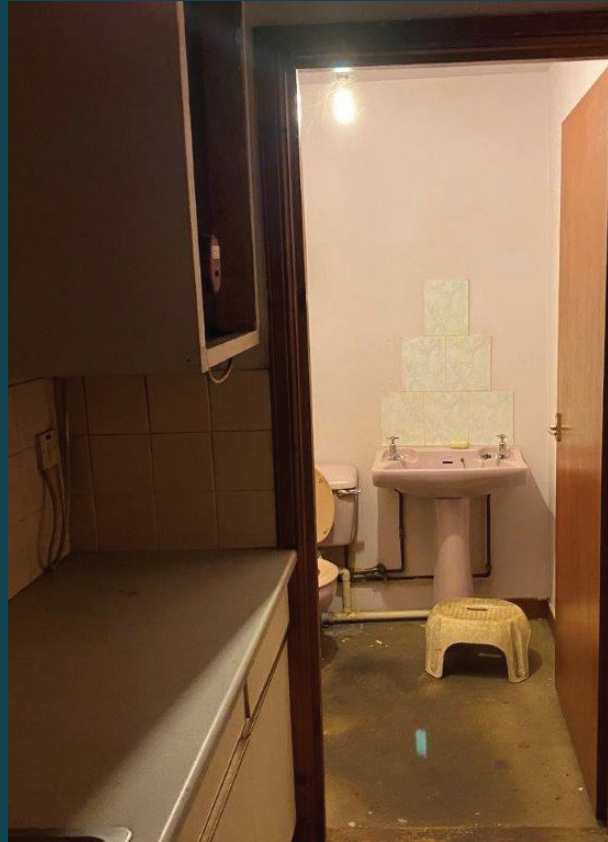
All prices quoted are exclusive of VAT.

Legal Costs

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

Entry

Upon completion of legal formalities.



Make an enquiry

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Dunfermline KY12 7NU

01383 604 100



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