

RETAIL/OFFICE

- > FORMER POST OFFICE
- > PROMINENT LOCATION ON CORNER OF BANK STREET AND NORTH STREET
- > NET INTERNAL AREA 71.17 SQ M (766 SQ FT)
- > GOOD PEDESTRIAN FOOTFALL
- > SUITABLE FOR A VARIETY OF USES
- > QUALIFIES FOR UP TO 100% SMALL BUSINESS RATES RELIEF
- > £8,000 PER ANNUM (EX VAT)

LOCHGELLY BARGAIN STORE
Milk & Bread, Electrical, DIY,
Cards & Wrap, Kitchen Ware & Utensils,
Cleaning Products, First Aid, Toiletries,
Car Care, Stationery, Toys, Confectionery,
Smoker Requisites and Key Cutting

TO LET

61 BANK STREET, LOCHGELLY, KY5 9QL

CONTACT: Gavin Russell - g.russell@shepherd.co.uk - 01383 722337



LOCATION

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

DESCRIPTION

The subjects comprise a ground floor retail unit of stone construction surmounted by a pitched and slated roof. The floor construction throughout is of concrete. The rhones and downpipes are of a cast iron nature.

Internally the subjects have been vacant for a number of years and as such a full internal refurbishment will be required.

RENTAL

£8,000 per annum exclusive.

EPC

EPC available on request.

RATEABLE VALUE

The current Rateable Value is £8,800.

VAT

All prices, premiums and rents quoted are exclusive of VAT which will be applicable.

LEGAL COSTS

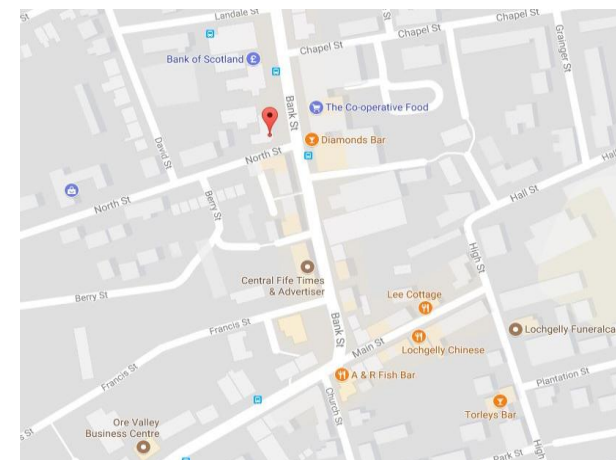
Each party to bear their own legal costs in the connection with this transaction.

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
Reception, Offices, Storage & WCs	71.17	766
TOTAL	71.17	766

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, KY11 8UU, 01383 722337
Gavin Russell – g.russell@shepherd.co.uk

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. **21ST NOVEMBER 2019**

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