

**TO LET**

**Remaining Retail units in Development pre-let to Greggs.**

New frontage to be installed and suitable for a variety of uses **INCLUDING HOT FOOD USE.**

Forms part of a busy and fully occupied commercial parade.

361 A – Let to Greggs

361 B – 90 sq. m. (969 sq.ft)

361 C – 65 sq.m (700 sq.ft)

**Rent on Application**



VIDEO TOUR



WHAT 3 WORDS

**361 METHILHAVEN ROAD, METHIL, FIFE, KY8 3HR**

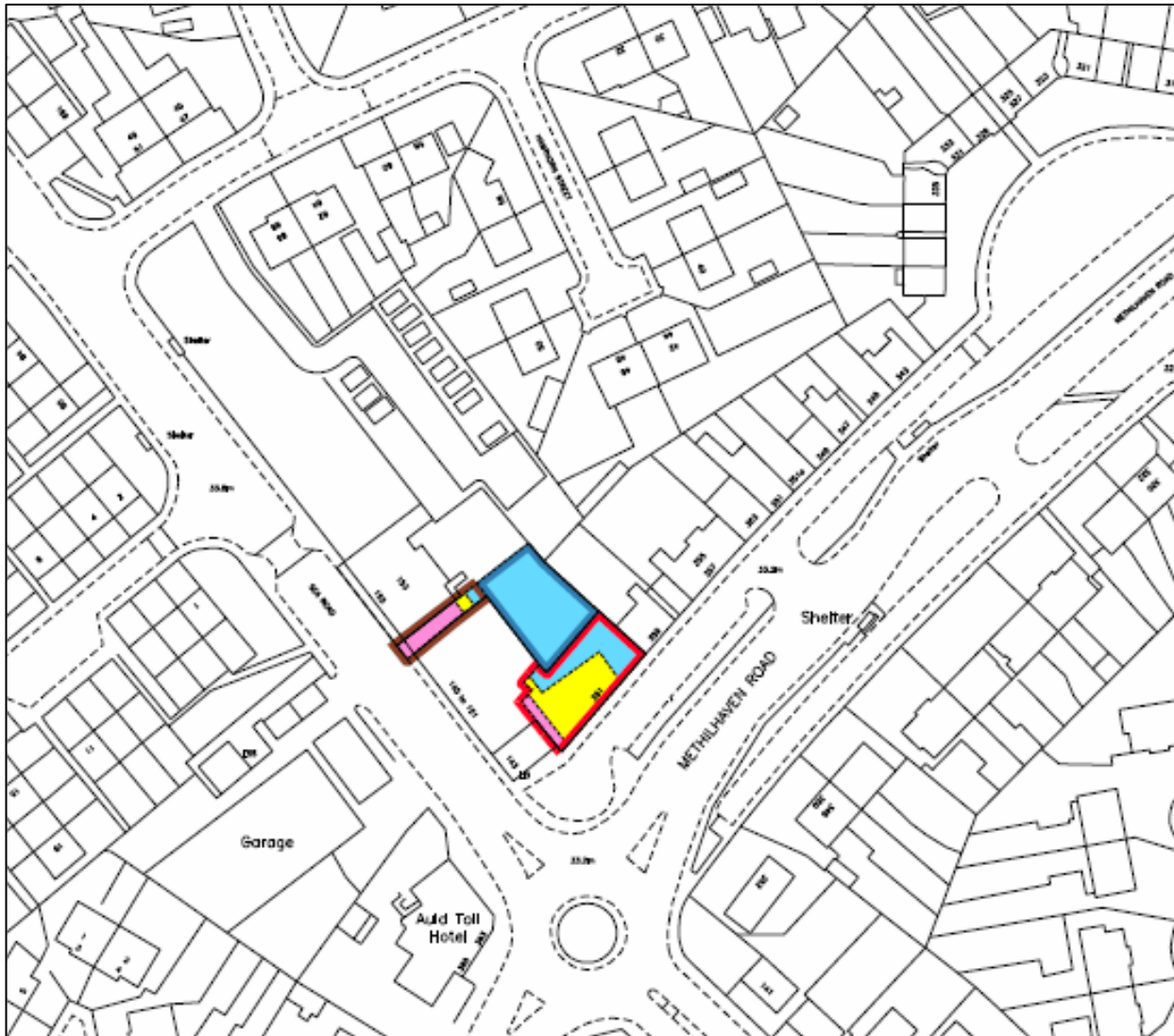
CONTACT: Jonathan Reid – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) | 01382 878005 [shepherd.co.uk](http://shepherd.co.uk)





# Location

361 METHILHAVEN ROAD, METHIL, FIFE, KY8 3HR



Methil is located on the east coast of Scotland and lies within the area known as Levenmouth.

The town has a resident population of approximately 11,000 persons and is served with primary schools and a secondary school.

The subjects are located within a busy retail and commercial parade fronting Methilhill Road.

Neighbouring occupiers include a pharmacy, barbers, Greggs Bakery, a solicitors office and Nisa convenience store.

## Description

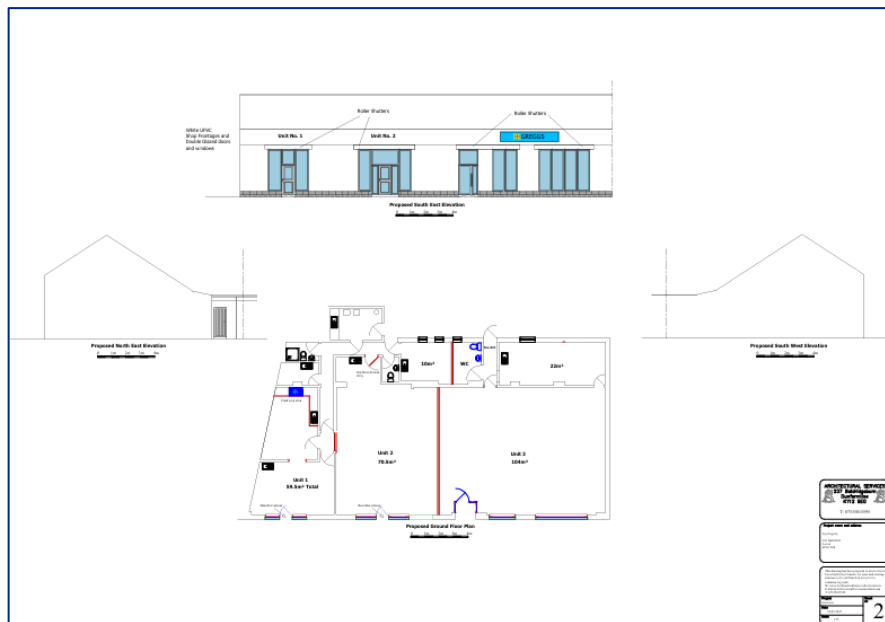
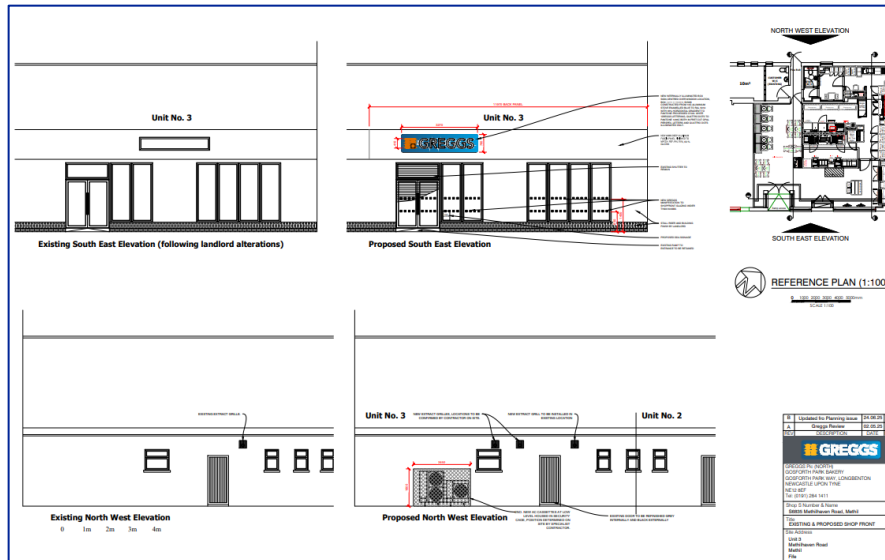


FIND ON GOOGLE MAPS



# Description

361 METHILHAVEN ROAD, METHIL, FIFE, KY8 3HR



The subjects comprise a single storey mid terraced building which up until recently had been occupied as a doctor's surgery.

The main walls are of concrete block construction with the roof over being pitched and clad with concrete tiles. There is a rear single storey projection of brick construction harled externally and with flat roof over.

Works are due to commence on the sub-division of the property, and 361 A has been pre-let to Greggs.

## Accommodation

3 individual units will be formed and suitable for office, retail and hot food take-away uses. The units will be let in shell condition and ready for the ingoing tenants fit out. **361 A has been let to Greggs bakery.**

|       | m <sup>2</sup> | ft <sup>2</sup> |
|-------|----------------|-----------------|
| 361 A | LET            | LET             |
| 361 B | 90             | 969             |
| 361 C | 65             | 700             |
| TOTAL | 155            | 1,669           |

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Rental

Rent on application

## Lease Terms

Our client is inviting offers on the basis of a 10-year lease.

## Rateable Value

The property has been assessed for rating purposes at £11,800.

## Energy Performance Certificate

Available upon request.

## VAT

Prices are quoted exclusive of VAT.

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

## Get in Touch

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



**Jonathan Reid**  
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### Shepherd Chartered Surveyors

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### ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

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