

# TO LET

## WAREHOUSE / WORKSHOP PREMISES

SUITABLE FOR A VARIETY OF  
USES (SUBJECT TO CONSENT)

UP TO 100% SMALL BUSINESS  
RATES RELIEF AVAILABLE

PRIVATE PARKING ONSITE

446.48 SQ M  
(4,806 SQ FT)

OFFERS OVER  
£14,000 PER ANNUM



VIDEO TOUR



WHAT 3 WORDS



**1-9 PLANTATION STREET, LOCHGELLY, KY5 9LP**

**CONTACT:**

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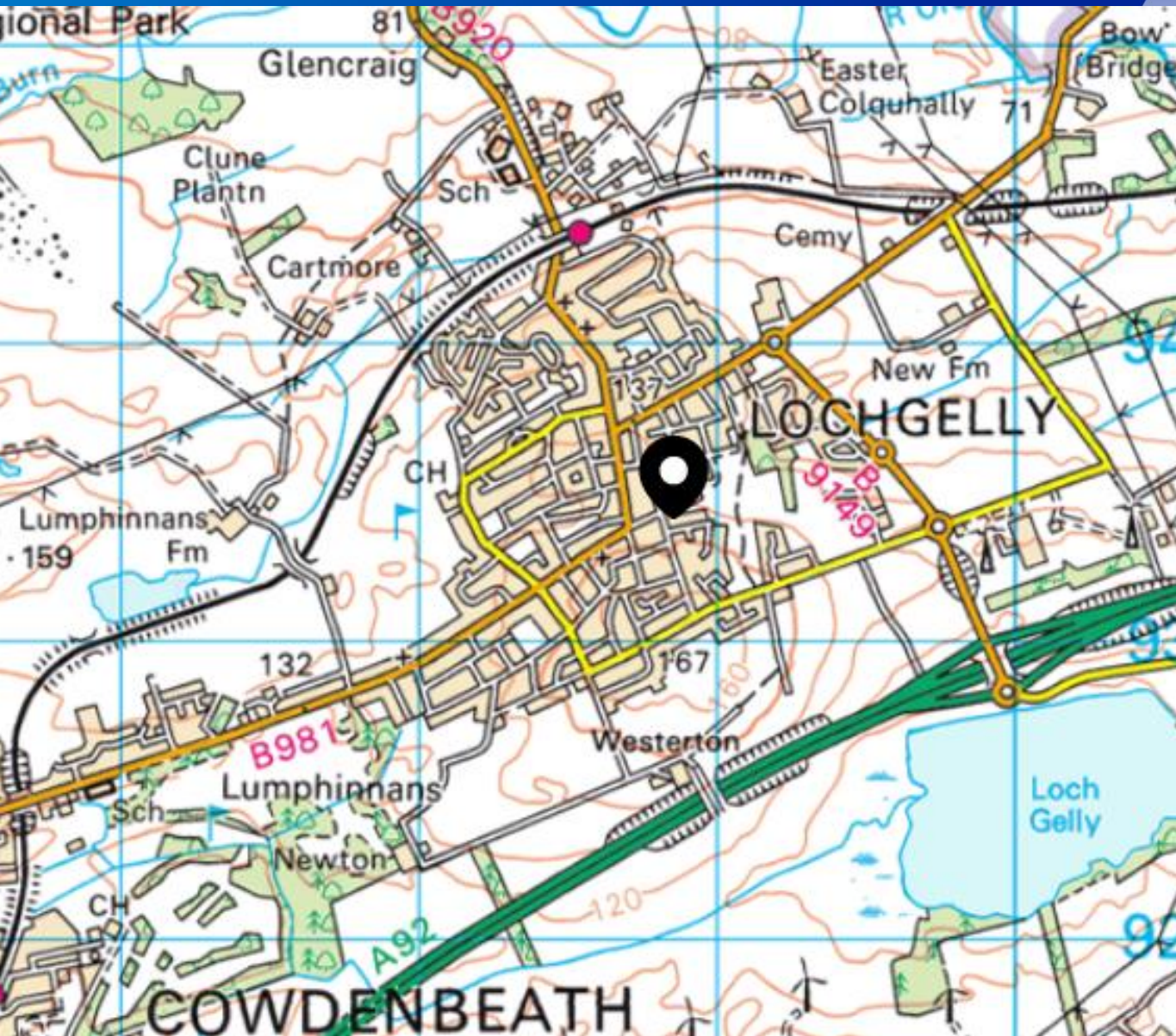






# Location

1-9 PLANTATION STREET, LOCHGELLY, KY5 9LP



## LOCATION

Lochgelly is a former mining town in the south/mid Fife area with a resident population approaching 7,000 people.

The town is adjacent to the A92 link road which provides dual carriageway access to the M90 and Scottish motorway network. There is also a railway station which forms part of the Fife circle line providing a regular service to the surrounding Fife towns and Edinburgh.

The subjects are situated on the north side of Plantation Street adjacent to the junction with High Street on the periphery of Lochgelly Town Centre.

The immediate vicinity of the subjects is a mixed commercial and residential location with the likes of Co-op Funeral Care adjacent.



FIND ON GOOGLE MAPS



# Floor Plan

1-9 PLANTATION STREET, LOCHGELLY, KY5 9LP







# Description

1-9 PLANTATION STREET, LOCHGELLY, KY5 9LP

## DESCRIPTION

The subjects comprise a single storey detached workshop/warehouse building.

The building is of single storey brick construction. The roof over is single pitched and metal clad incorporating translucent roof lights.

Internally the accommodation is open plan with a small, partitioned office, toilet and kitchen area.

The subjects are suitable for a variety of commercial uses (subject to the appropriate local authority consent).

## CAR PARKING

The subjects provide private parking at the south and west of the building.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	446.48	4,806
Total	446.48	4,806

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).





## ASKING RENT

Our client is inviting offers over £14,000 per annum for a negotiable term of years.

## RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £12,000.

The Unified Business Rate for 2025/2026 is 49.8p exclusive of water and sewerage.

The subjects qualify for up to 100% small business rates relief (subject to eligibility).

## ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

## VAT

The subjects have been elected for VAT purposes and as such VAT will be applicable.

## LEGAL COSTS

Each party shall be responsible for their own legal costs with the ingoing tenant assuming responsibility for LBTT and Registration dues.



## Get in Touch

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



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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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