# 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



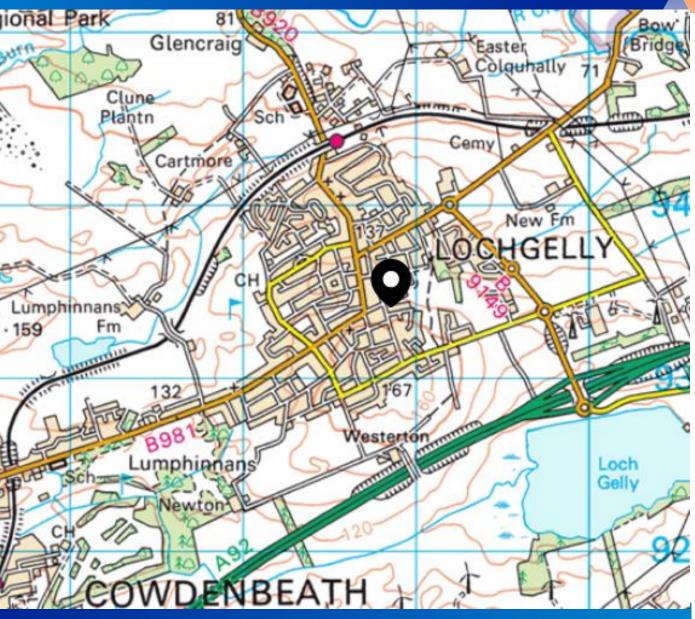
CONTACT: Gavin Russell | g.russell@shepherd.co.uk | 01383 722337

Jamie Hutcheon | jamie.hutcheon@shepherd.co.uk | 01382 878005 | shepherd.co.uk











#### **FIND ON GOOGLE MAPS**

## **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.









## **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**

	m²	ft²
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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**Shepherd Chartered Surveyors** Signature Building, 8 Pitreavie Drive, Dunfermline, KY11 8UU t: 01383 722337











#### **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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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. PUBLICATION DATE DECEMBER 2025