

# FOR SALE

## OFFICE PREMISES

POTENTIAL TO CONVERT INTO  
RESIDENTIAL

MAY SUIT AIR BNB USE

PARKING ON-SITE

SITUATED ON A MAIN  
THOROUGHFARE

GIA – 168.19 SQ.M. (1,811  
SQ.FT.)

OFFERS OVER  
£150,000



VIDEO TOUR



WHAT 3 WORDS

2 CUPAR ROAD, PITSCOTTIE, CUPAR, KY15 5TB

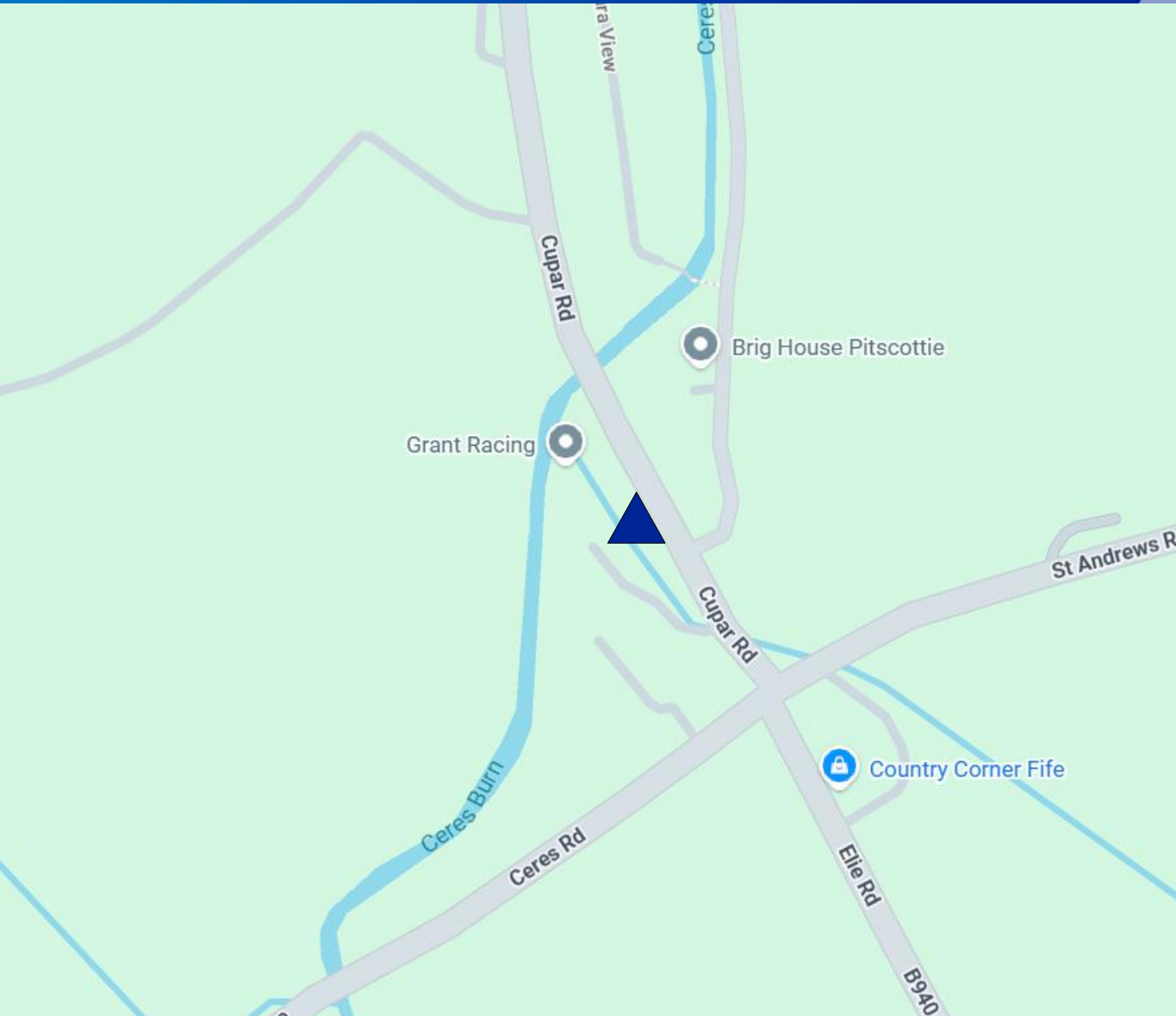
CONTACT: Jonathan Reid | [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) | 01382 878005 | [shepherd.co.uk](http://shepherd.co.uk)  
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# Location

2 CUPAR ROAD, PITSCOTTIE, CUPAR, KY15 5TB



## LOCATION

Fife is a coastal area of Scotland situated between the Firth of Tay and the Firth of Forth with inland boundaries to Perth and Kinross and Clackmannanshire.

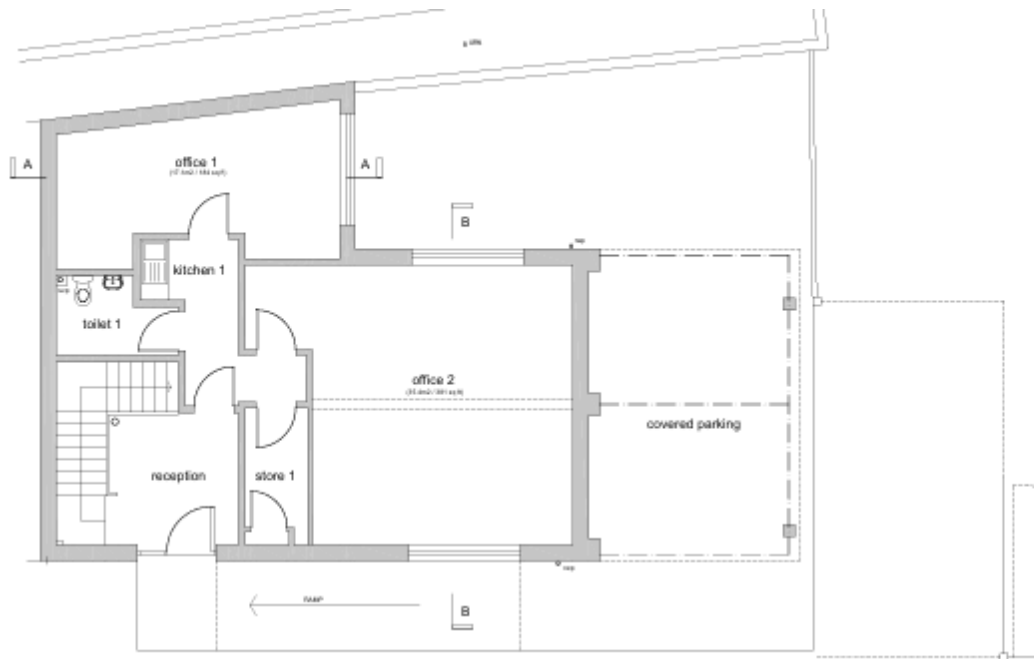
Fife has got the third largest Local Authority area by population with a resident population of just under 360,000 and is dominated by the 3 principal towns of Dunfermline, Kirkcaldy and Glenrothes.

The property is located within the centre of the small village of Pitscottie which is approximately 3 miles from the centre of Cupar where usual main facilities can be found.

This is a mixed residential/commercial area and is adjacent to a sandwich bar and café and a workshop building.



FIND ON GOOGLE MAPS



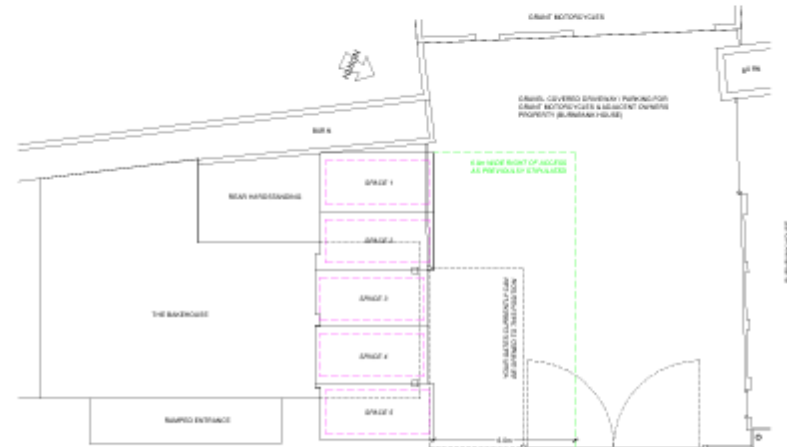
EXIST. GROUND FLOOR PLAN (1:50)



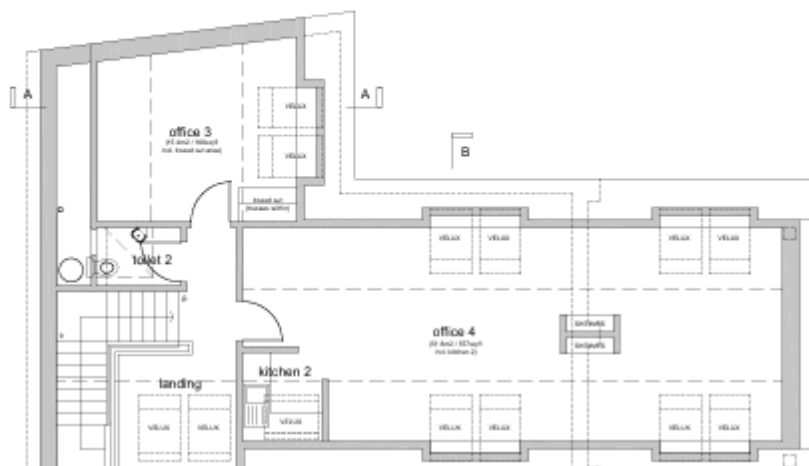
SECTION A-A



SECTION B-B



SITE PLAN (1:100)



EAST ELEV. (1:100)



NORTH ELEV.




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PROJECT:  
 CURRENT LAYOUT DRAWINGS FOR  
 'THE BAKEHOUSE', CUPAR ROAD, PITSCOTTIE

 copyright nsw arch



# Description

2 CUPAR ROAD, PITSCOTTIE, CUPAR, KY15 5TB

## DESCRIPTION

The subjects comprise purpose-built office premises which we understand were constructed during 2007.

It is semi detached, planned over two floors and is of timber frame/concrete block construction which is roughcast externally.

The property is accessed to the Cupar Road elevation into an entrance vestibule and at ground floor comprises 2 x large offices and shared kitchen/toilet facilities.

An open stairwell provides access to the first floor which comprises a landing with large open plan office, toilet facilities and smaller private office.

Internally the accommodation is well presented with plastered walls and ceilings, timber double glazed windows and hardwood flooring.

## CAR PARKING

Externally there are two covered car parking spaces to the rear elevation which are mono blocked surfaced.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	82.37	887
<b>First Floor</b>	85.82	924
<b>TOTAL</b>	<b>168.19</b>	<b>1,811</b>

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).





## Price

We are inviting offers over £150,000 for the subjects.

## Planning

The subjects have potential to convert into residential use.

All seriously interested parties should make their own enquiries regarding planning to the relevant authorities.

## Rateable Value

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Office 1:£2,850

Office 2:£1,250

Office 3:£4,950

The Unified Business Rate for the financial year 2026/2027 is 48.1 pence exclusive of water and sewerage

## Energy Performance Certificate

The subjects currently hold a B rating

## VAT

All prices quoted are exclusive of VAT.

## Legal Costs

Both parties 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:



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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.

[shepherd.co.uk](http://shepherd.co.uk)