

TO LET/FOR SALE



RETAIL

258 – 268 High Street, Cowdenbeath, KY9 4NP



- Vacant retail premises available for sale or lease
- Income Producing retail premises for sale
- Prominent High Street location
- Excellent passing trade
- 100% rates relief
- Offers invited
- Finance Available for Purchase

VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

Shepherd Chartered Surveyors
The Signature Building
8 Pitreavie Court
Dunfermline
KY11 8UU
Tel: 01383 722337

Contact:
Paul Carr
Email: p.carr@shepherd.co.uk

Bilal Ashraf
Email: b.ashraf@shepherd.co.uk

LOCATION

Cowdenbeath is a burgh in West Fife located 5 miles east of Dunfermline and 18 miles north of the capital of Edinburgh. The town has an approximate population of 11,000 persons and was previously a significant mining town. It is served with the usual amenities including a medical practice, 3 primary schools and a secondary school.

The A92 links the town to the A90/M90 which connects with the motorway network and allows easy access to Edinburgh (20 miles) and Glasgow (51 miles). Cowdenbeath has a railway station which connects it to Edinburgh Waverley and Haymarket via half hourly services.

The subjects are prominently located on the south most side of High Street and would suit a variety of retail and business uses.

DESCRIPTION

The subjects comprises a parade of 6 x ground floor retail premises of concrete framed design with brick infill panels and flat roof over. Some of the units are available for lease or sale with vacant possession whilst others are occupied and income producing.

ACCOMMODATION

The premises have been measured on a Net Internal Area basis as follows:

Property	sq m	sq ft
258 High Street	94.85	1,021
260 High Street	87.53	942
262 High Street	55.47	597
264 High Street	134.29	1,445
266 High Street	74.24	799
268 High Street	73.26	788



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RATEABLE VALUE

Property	Rateable Value
258 High Street	£7,900
260 High Street	£7,900
262 High Street	£4,450
264 High Street	£9,900
266 High Street	£8,000
268 High Street	£7,500

USE

We understand that the premises have consent for class 1 (Retail) of the schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997.

PRICE

Our client is seeking a rental of £10,000 per annum exclusive of VAT for each individual property. Alternatively offers will be considered for the freehold interest of the vacant and income producing units

EPC

Released on application.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction.

VIEWINGS

By appointment only, contact Paul Carr or Bilal Ashraf.

