

**FIXED PRICE - £109,500 (INCLUDING ALL CONTENTS)**

## FULLY FITTED SALON

- > BUSY THOROUGHFARE WITH AMPLE PARKING OPPOSITE
- > SUITABLE FOR ALTERNATIVE RETAIL OR POSSIBLE CLASS 3 USE (SUBJECT TO CONSENT)
- > 128.88 SQ.M (1,387 SQ.FT)
- > FIXED PRICE £109,500
- > SALE INCLUDES ALL CONTENTS, STYLING SEATS, HEAD WASH STATIONS ETC

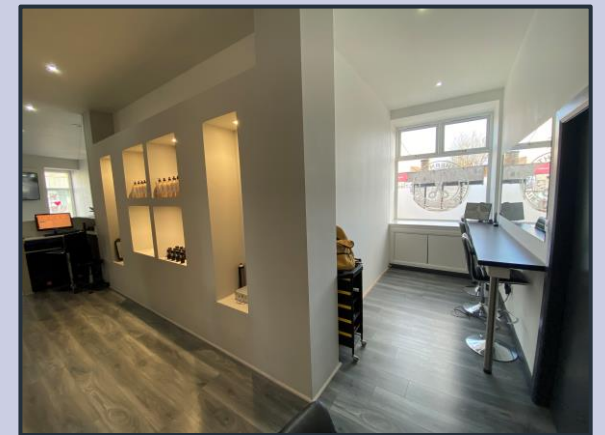
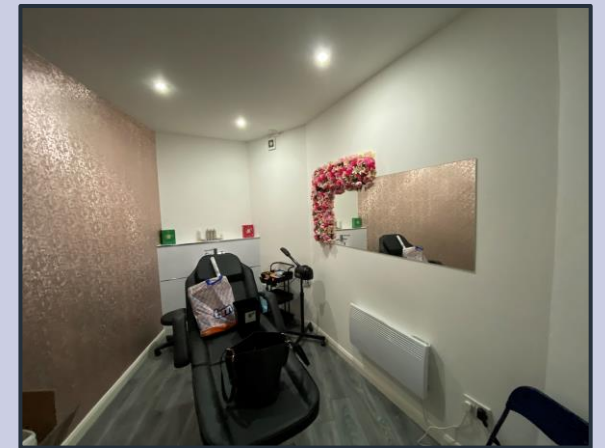
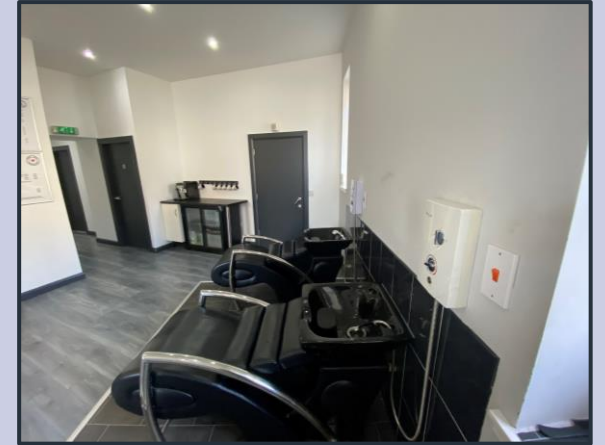
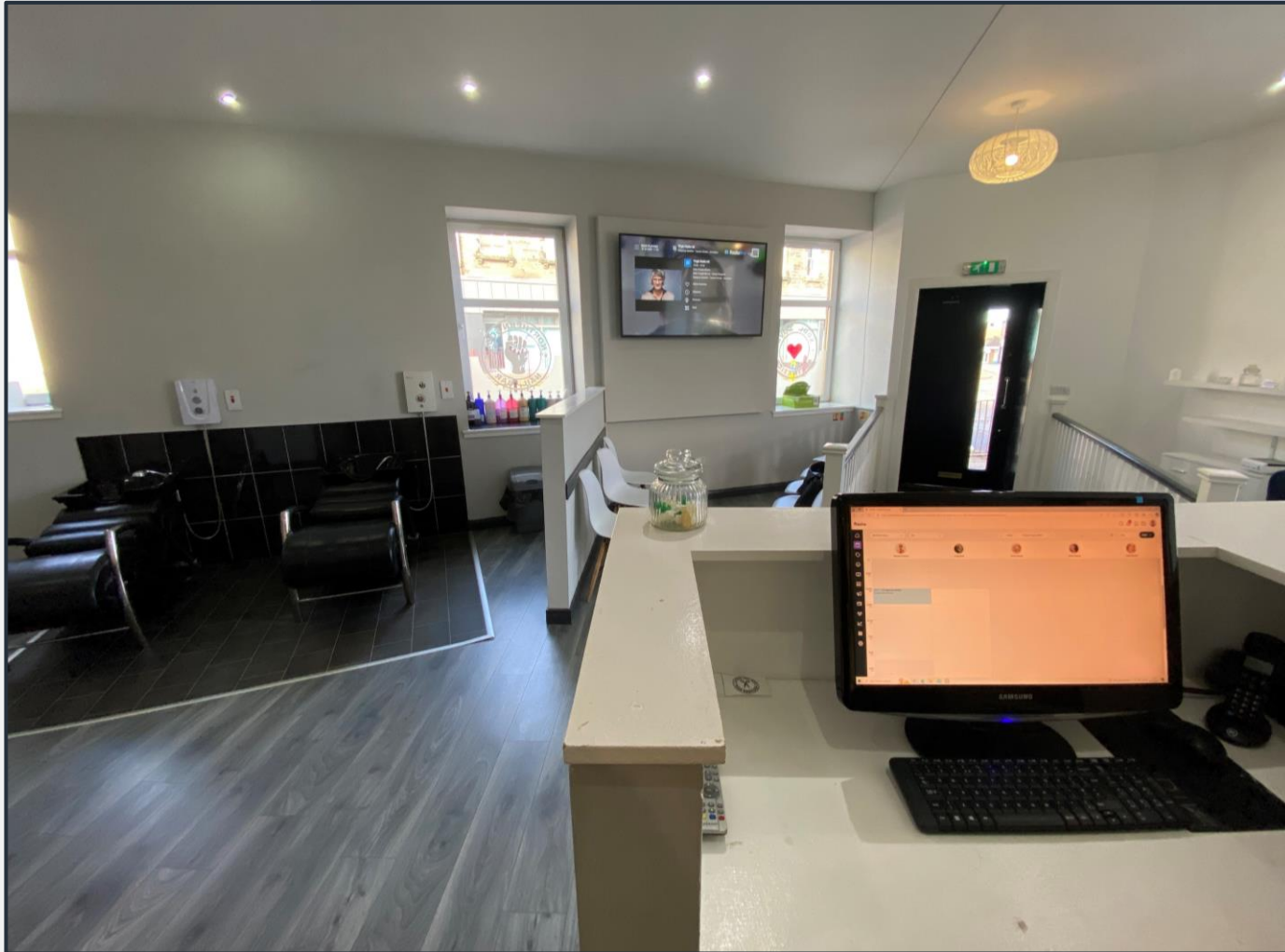
**FOR SALE**

**FULLY FITTED SALON - 444 HIGH STREET, COWDENBEATH, KY4 8LS**

**CONTACT:** Gavin Russell - [g.russell@shepherd.co.uk](mailto:g.russell@shepherd.co.uk) - 01383 722337







**LOCATION**

Cowdenbeath is a small town located in central Fife with a resident population in the region of 12,000 persons. Cowdenbeath Town Centre is within a short travelling distance of the A92 dual-carriageway which is Fife’s main trunk road and provides excellent transport links.

The subjects occupy a central location just off the main section of High Street at the roundabout/corner junction with Broad Street in Cowdenbeath with a range of local amenities readily available. The mainline railway station for Cowdenbeath is situated nearby and benefits from a daily service to and from Edinburgh and the rest of Fife.

National occupiers in close proximity include Morrisons, Boots, Farmfoods and Poundstretcher amongst several local retail and leisure operators. Police Scotland and Fife council occupy offices opposite.

**DESCRIPTION**

The subjects comprise salon/retail premises over ground floor forming part of a former hotel unit with the upper floors being in residential use.

Internally the subjects comprise an extensive salon area with reception/waiting area and a number of private treatment rooms along with staff accommodation and toilets.

**EPC**

Released on application.

**PRICE**

Fixed Price of £109,500.

Sale includes all contents, styling seats, head wash stations etc.

**RATING**

Rateable value:- £8,600.

The annual multiplier is 48.9p for 2024/2025.

The subjects benefit from up to 100% small business rates relief.

**VAT**

All prices, premiums and rents quoted are exclusive of VAT. The subjects are not currently elected for VAT purposes.

**LEGAL COSTS**

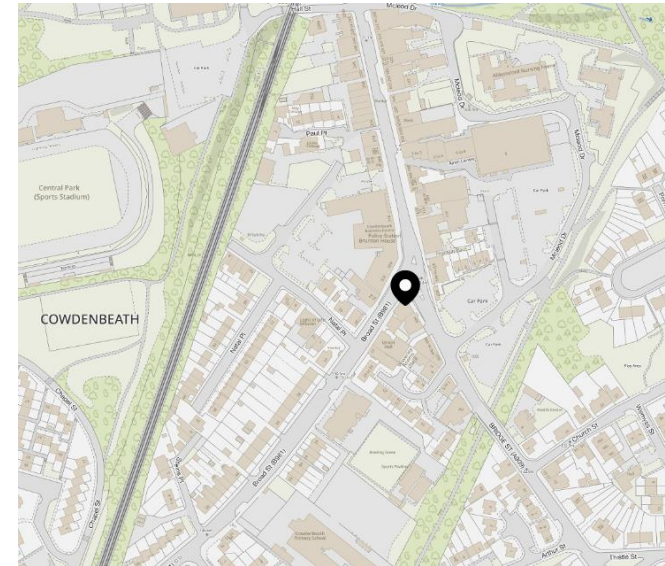
Each party to bear their own legal costs in the connection with this transaction.

**MONEY LAUNDERING**

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 and 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.

ACCOMMODATION	SQM	SQFT
Ground	128.88	1,387
<b>Total</b>	<b>128.88</b>	<b>1,387</b>

The above areas have been calculated from on-site measurements on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



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

**Shepherd Chartered Surveyors** 8 Pitreavie Court, Dunfermline, KY12 8UU, 01383 722 337  
 Gavin Russell – [g.russell@shepherd.co.uk](mailto:g.russell@shepherd.co.uk)

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