

FOR SALE

## RETAIL UNIT

- > FORMER DESSERT PARLOUR ON BUSY THOROUGHFARE
- > POTENTIAL FOR HOT FOOD TAKEAWAY USE (SUBJECT TO CONSENT)
- > 97.94 SQ. M (1,054 SQ. FT)
- > OFFERS OVER £65,000



120 MAIN STREET, LOCHGELLY, FIFE, KY5 9AA

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## LOCATION

Lochgelly is a busy former mining town in south/mid Fife with a population approaching 7,000 persons. The town is adjacent to the A92 link road that provides dual carriageway access to the M90 and Scottish motorway network. There is also a railway station on the Fife Circle line which provides a regular service to the surrounding Fife towns and Edinburgh.

The unit is located on the south side of Main Street at the corner junction with Bank Street within an established trading position fronting onto a busy main road with good on-street parking closeby.

## DESCRIPTION

The subjects comprise a retail unit which was most recently used as a dessert parlour and historically operated as a butchers shop.

The unit is arranged over ground floor within a two-storey property and extends into a later single storey extension to the rear.

The unit benefits from a large modern double window frontage on to Main Street with roller shutter protection over.

Internally the subjects comprise a large open plan retail area to the front with a separate prep area and staff toilet to the rear.

The subjects would potentially lend themselves to hot food takeaway use. (subject to local authority consent).

## PRICE

Our client is seeking offers over £65,000 for their heritable interest.

## EPC

EPC will be made available upon request.

## RATING

Rateable value:- £6,700.

The annual rates multiplier is 48.9p for 2024/2025.

Up to 100% Small business rates relief is available subject to individual qualification.

## LEGAL COSTS

Each party to bear their own legal costs in the connection with this transaction with the purchaser responsible for any LBTT, registration dues and VAT thereon.

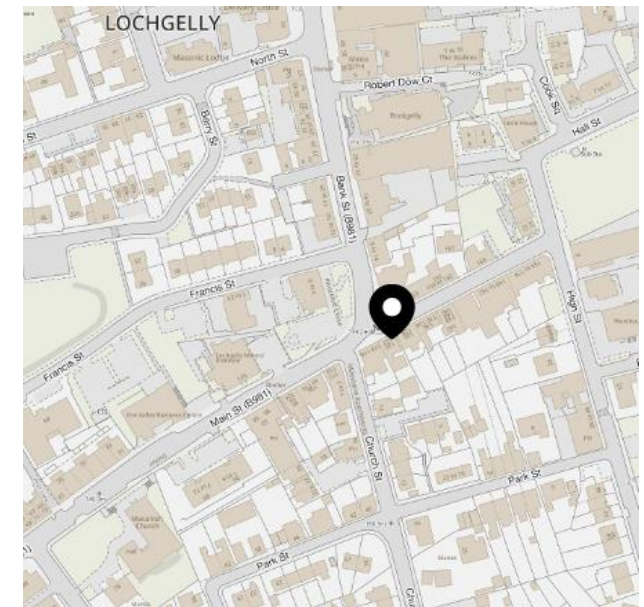
## MONEY LAUNDERING

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.

## VAT

All prices are quoted excluding VAT which may be applicable.

ACCOMMODATION	SQM	SQFT
Ground – Retail Unit	97.94	1,054
<b>Total</b>	<b>97.94</b>	<b>1,054</b>



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

Shepherd Chartered Surveyors – 8 Pitreavie Court, Dunfermline, KY11 8UU

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

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