REDUCED PRICE – £140,000



26 HIGH STREET, COWDENBEATH, KY4 9NA





Cowdenbeath is a popular town located in central Fife with a resident population in the region of 12,000 persons. Cowdenbeath is situated north of the A92 dual-carriageway, which is Fife's main trunk road and provides excellent transport links to Dunfermline, Kirkcaldy and links to the M90 Perth/Edinburgh motorway a few miles west.

The subjects occupy a central location just off the busy High Street of Cowdenbeath with a range of local amenities available nearby. The mainline railway station for Cowdenbeath is situated in close proximity and benefits from daily services to and from Edinburgh and the major towns of Fife.

The subjects are located towards the northern end of High Street, near the Bingo Hall and retail park and with several local retail and leisure operators adjacent.

DESCRIPTION

The subjects comprise a meeting hall which would lend itself to office space or potential conversion for residential use (subject to local authority consent). The property is arranged over ground and first floor, set back from the High Street and accessed via a side lane. There is a concrete and gravel surfaced car park to the rear with space for around 10 cars.

Internally the subjects comprise an extensive open plan office and meeting space over ground and first floors along with private meeting room, kitchen and store. There are toilet facilities on both floors.

The first floor is also accessed via an external stairway to the rear of the property from the car park. As such the property could be split to form two separate units (subject to planning and services reconfiguration).

PRICE

Our clients are inviting offers over £140,000 for their heritable interest.

EPC

The subjects have a current rating of "D" for energy efficiency.

EPC available upon request.

RATING

Rateable value: - £8,900.

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.

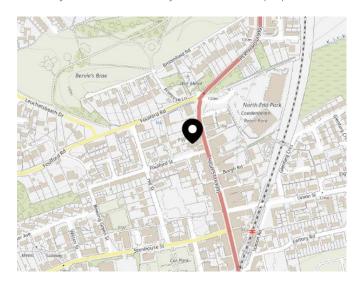
26 HIGH STREET, COWDENBEATH

ACCOMMODATION	SQM	SQFT
Ground	146.82	1,580
First	185.07	1,992
Total	331.89	3,572

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

VAT

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



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

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www.shepherd.co.uk

