

REDUCED PRICE – £140,000

Video
tour
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TWO STOREY OFFICE/ MEETING HALL WITH PRIVATE PARKING

- > ARRANGED OVER 2 FLOORS WITH POTENTIAL TO SPLIT TO CREATE SEPARATE SUITES
- > POTENTIAL RESIDENTIAL CONVERSION (SUBJECT TO CONSENT)
- > GROUND FLOOR - 146.82 SQ.M (1,580 SQ.FT)
- > FIRST FLOOR – 185.07 SQ.M (1,992 SQ.FT.)
- > TOTAL – 331.89 SQ.M (3,572 SQ.FT)
- > 100% SMALL BUSINESS RATES RELIEF
- > OFFERS OVER - £140,000

FOR SALE

26 HIGH STREET, COWDENBEATH, KY4 9NA

CONTACT: Gavin Russell - g.russell@shepherd.co.uk - 01383 722337





LOCATION

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:

Shepherd Chartered Surveyors 8 Pitreavie Court, Dunfermline, KY12 8UU, 01383 722 337

Gavin Russell – g.russell@shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **OCTOBER 2024**

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