



128 — 134 High Street, Newburgh, KY14 6DX

A ground floor retail unit (former supermarket) contained within a traditional tenement building, with rear extension.

- Central trading position
- Ample on street car parking
- 2 X display windows
- May qualify for 100% rates relief



LOCATION

Newburgh is located in the north west of Fife on the shores of the Firth of Tay. The village of Newburgh is located approximately 10 miles southeast of the larger commercial centre of Perth with the M90 motorway easily accessible.

More precisely, the property occupies a central trading position, within the heart of the village on the north side of High Street. High Street acts as the main thoroughfare running through Newburgh.

All essential facilities and amenities are provided within the village.

The approximate location is shown by the attached OS plan.

DESCRIPTION

The subjects comprise a ground floor retail unit (former supermarket) contained within a traditional tenement building, with rear extension. The property also benefits from a small section of garden ground and an external storage shed.

Access to the subjects is directly off High Street and internally the layout is of fairly regular configuration. The subjects comprise a former supermarket and accommodation is laid out over 2 levels and as follows; front shop, back shop, storage and staff area.

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Property Measurement (1st Edition) and calculate the following Gross Internal Floor Area:-

GIA — 170.20 sqm (1,832 sqft)

TERMS

Offers in the region of £110,000 are invited for our client's heritable interest in the subjects.

Alternatively, the subjects may be available To Let. Further information available from the Sole Selling/Letting Agents.



RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of £13,500

The unified Business Rate 2017/2018 is 46.4p, excluding water and sewage rates.

Occupiers may benefit from 100% rates relief through the Small Business Bonus Scheme which may be available. We recommend that interested parties make their own enquiries in this regard.

VAT

For the avoidance of doubt, all figures quoted are exclusive of VAT unless otherwise stated.

Any prospective purchaser/tenant should satisfy themselves independently as to the incidence of VAT involved in any transaction.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole/Letting Agents, Messrs Graham + Sibbald

To arrange a viewing contact:



Garth Davison
Associate
garth.davison@g-s.co.uk
01738 445733



Sam Wightman
Trainee Surveyor
sam.wightman@g-s.co.uk
01738 445733

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: December 2017