



FOR SALE/MAY LET

30 Lochleven Road, Lochore, Fife, KY5 8DA

Well Located Retail Premises

Suitable for a variety of uses

Net Internal Area 46.39 sq m (500 sq ft)

Offers over £40,000 exclusive invited



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Commercial Department
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LOCATION:

Lochore comprises a small former mining village located to the south of Ballingry and the north of Crosshill. The village itself lies approximately 15 miles from the primary Dunfermline town centre and 10 miles from Kirkcaldy town centre with the usual local amenities provided within the village and in the nearby towns.

The subjects are located on the eastern side of the B920, Lochleven Road lying within the heart of the Lochore village centre. The area is of mixed commercial and residential use with a number of traders contained within the adjoining premises and surrounds. These include Lochore Miners Social Club, Red Goth Pub and Baynes Bakers.

The approximate location of the subjects is shown on the plan below:-

**DESCRIPTION:**

The subjects comprise retail premises arranged over the ground floor of a single storey and attic semi-detached building of brick construction, partially rendered externally and contained under a pitched and tiled roof.

Access is taken from a glazed entrance door and the property benefits from 3 glazed windows on the frontage providing good natural lighting.

Internally, the subjects have been arranged to provide a main open plan retail area to the front together with customer w/c, staff room and staff w/c.

The property currently holds Class 1 Retail use, however, would suit a variety of uses such as office subject to gaining the necessary consents.

ACCOMMODATION:

The property has been measured in accordance with the RICS Property Measurement 2nd Edition incorporating the Code of Measuring Practice 6th Edition:

Net Internal Area: 46.39 sq. m (500 sq. ft)

The above mentioned area has been calculated for agency purposes only and should not be used for any other purpose.

ASSESSMENT:

With reference to the Scottish Assessor's Association, we note that the subjects are entered in the current Valuation Roll at

Rateable Value: £3,750.

The Small Business Bonus Scheme gives reliefs up to 100% of liability (depending on circumstances) for properties with a Rateable Value of £18,000 or less. Further details of the Scheme can be obtained from the Scottish Government website.

PRICE:

Offers over £40,000 are invited for the benefit of our client's freehold interest.

RENT:

Rental offers may be considered. Details on application.

EPC:

A copy of the EPC can be made available on request.

VAT:

All prices quoted are exclusive of VAT which is chargeable.

VIEWINGS:

Strictly by appointment with the sole Selling Agents.

DATE OF ENTRY:

By agreement

REFERENCE:

ESA1997

DATE OF PUBLICATION:

November 2019

CONTACT:

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