

## FOR SALE / MAY LET

## **RETAIL / OFFICE**

# 239 HIGH STREET COWDENBEATH



- Prominent location on the High Street
- Excellent passing trade
- Gross floor area: 64 sq m (693 sq ft)
- Central location adjacent to Cowdenbeath railway station

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### THE SIGNATURE BUILDING, 8 PITREAVIE COURT, DUNFERMLINE, KY11 8UU

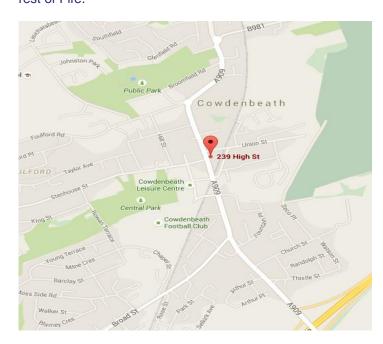
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#### **LOCATION:**

Cowdenbeath is a small town located in Central Fife with a resident population in the region of 12,000 persons. Cowdenbeath is within a short travelling distance of the A92 dual carriageway which is Fife's main trunk road and provides excellent road transport links.

The subjects occupy a central location within the busy High Street of Cowdenbeath with a range of local amenities available in the general area. The mainline railway station for Cowdenbeath is situated immediately to the rear and benefits from a daily service to and from Edinburgh and the rest of Fife.



#### **DESCRIPTION:**

The subjects comprise a single storey shop / office with stone/brick walls and a single pitched and slated roof. The subjects from a full height display window to front.

#### **TERMS AND CONDITIONS:**

Seeking offers in the excess of £70,000 (SEVENTY THOUSAND POUNDS STERLING).

#### **ACCOMMODATION:**

Gross Internal Floor Area - 64 sq m (693 sq ft)

Front office/sales, inner hall, staff/kitchen facilities, two rear offices and WC.

#### **SERVICES:**

Space heating is afforded via wall mounted electric heaters with mains supplies of electricity and water. Drainage is to the main public sewer.

#### **ENERGY PERFORMANCE CERTIFICATE:**

Following a recent Energy Survey, we understand that the property has a "G" rating with the Certificate available for checking.

#### **RATEABLE VALUE:**

The current rateable value is £5,700. The current business rate poundage is 48p pence in the £pound.

#### **LEGAL COSTS:**

Each party will be responsible for their own legal costs.

#### VAT

All prices are quoted exclusive of VAT (if applicable).

## VIEWING STRICTLY BY ARRANGEMENT WITH THE SOLE LETTING AGENTS

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