

**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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Property Ref:  
DV14823

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

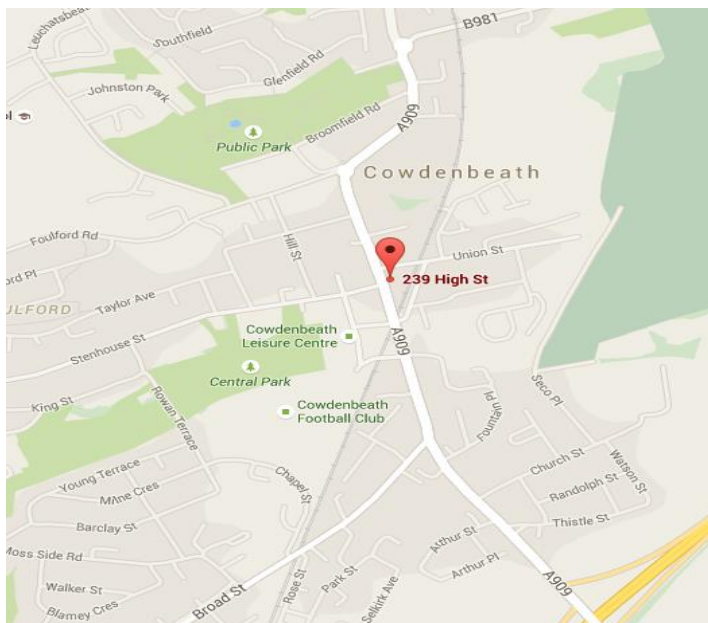
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## LOCATION:

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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