

# 348 High Street



Retail / Investment



## METHIL KY8 3EJ

# FOR SALE

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# 348 High Street

## METHIL

### Location

The town of Methil lies in East Central Fife on the north bank of the Firth of Forth approximately 6 miles to the east of the town of Kirkcaldy. Along with the other towns of Leven and Buckhaven, Methil forms the wider Levenmouth area with a resident population estimated to be in the region of 30,000 persons.

The subjects are located in a prominent position on the south east side of High Street close to its junction with Methil Brae and Station Road and serves a large residential area.

### Description

The subjects comprise a Shop contained in part of the ground floor of a 2 storey mid-terraced building.

The gross internal floor area extends to 36.2 sq m (390 sq ft) or thereby.

### Lease Details

Tenant: Trotter Independent Condiments Ltd

Term: December 2011 - November 2016

Rent: £6,500 p/a

Tenancy option to buy at fixed figure of £60,000

### Services

Public electricity and mains water supplies are laid on to the property and we understand that drainage is connected to the main sewer.

All prospective tenants should satisfy themselves independently as to the standard and serviceability of all systems.

### Rating Assessment

In accordance with the Scottish Assessors Association ([www.saa.gov.uk](http://www.saa.gov.uk)), the subjects have a current Rateable Value is £2,300. Current uniform Business Rate is 48p for the financial year 2015/2016. Water and sewage are levied separately.

For the Scottish Government leaflet please visit the website ([www.scotland.gov.uk](http://www.scotland.gov.uk)) and follow the appropriate links.

### Price

Offers in excess of £40,000 are invited.

### VAT

For the avoidance of doubt all prices quoted are exclusive of VAT. Prospective purchasers will require to satisfy themselves independently as to the incidence of VAT in respect of any transactions.

### Costs

Each party will be responsible for their own legal costs incurred with the ingoing tenant being responsible for any stamp duty, registration fees and land tax etc incurred therein.

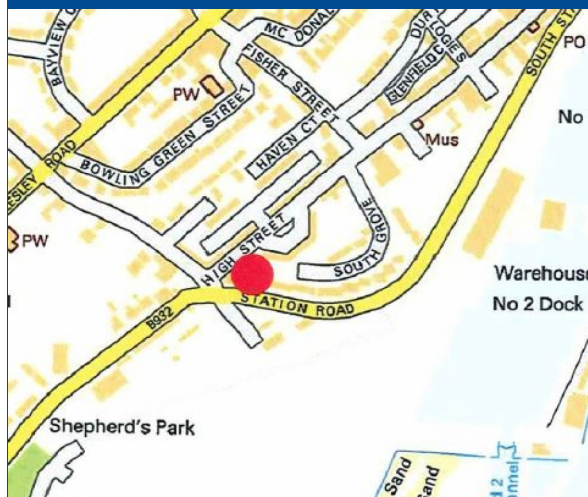
### EPC - Available on Request

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## FOR SALE

### Retail / Investment



### VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Colin Devine - Tel: 07803 896927

Email: [Colin.Devine@g-s.co.uk](mailto:Colin.Devine@g-s.co.uk)



### CONTACT

Graham + Sibbald  
16 Wemyssfield  
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KY1 1XN  
Tel: 01592 266211

### IMPORTANT NOTICE:

Please read carefully

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.

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