

2 /8 Station Road



Retail / Development Opportunity



LOCHGELLY KY5 9QW

**FOR
SALE**

- 2 STOREY CORNER TERRACE BUILDING
- CAFE - GROUND FLOOR
- FLAT - UPPER FLOOR
- POSSIBLE DEVELOPMENT GROUND TO SIDE/REAR
- SUBJECT TO PLANNING

2 /8 Station Road

LOCHGELLY

Location

The town of Lochgelly lies in Central Fife with a resident population in the region of 6,750 persons. The town lies to the immediate North of the A92 East Fife Regional road which provides a dual carriageway link to Central Scotlands motorway network. The town has a normal range of leisure and other amenities and facilities associated with a town of its size and type.

The subjects are situated on the north side of Station Road at its junction with Auchterderran Road.

Description

The site extends to 0.17 acres on which is situated a 2 storey corner terrace building having stone/brick walls, cement rendered externally and a pitched and slated roof. To the rear there are various outbuildings which were formerly used as an Ice Cream Factory/storage facility.

The ground floor of the property comprises the Café with public Toilets and in addition there is a Living Room and Kitchen which is utilised by the first floor flatted dwellinghouse. The first floor flatted dwelling comprises 5 rooms and a Shower Apartment.

To the rear of the property the yard space may lend itself to the possible development of 2 dwellinghouses or 4 flats (subject to achieving planning) and any prospective purchaser may well consider this option whilst making an offer.

Rating Assessment

In accordance with the Scottish Assessors Association website (www.saa.gov.uk), the Café has a current Rateable Value of £4,700 excluding water and sewerage which are levied separately.

The current uniform Business Rate for 2018/19 is £0.48 pence.

Price

Offers in the region of £200,000 invited.

VAT

Unless otherwise stated all prices quoted are exclusive of VAT. Prospective purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transactions.

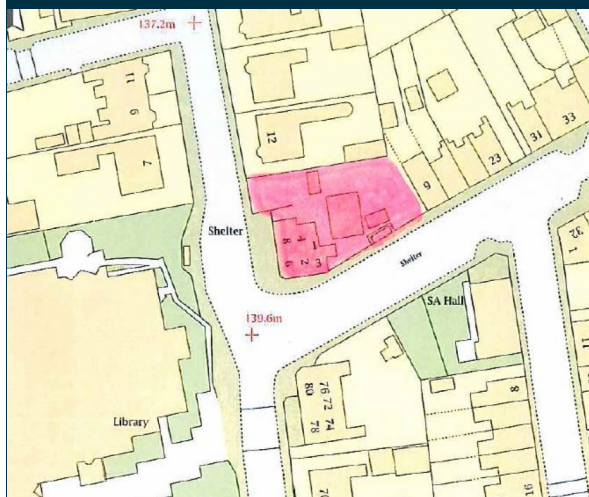
Cost

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

EPC: Available on request.

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VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

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01334 476 210

Stirling

01786 463111

Weybridge

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