



82 High Street, Markinch, Fife, KY7 6DQ

Highly Visible Location

- Large Frontage
- Ground Floor
- 1,034sq ft
- Held On F.R.I Lease On Personal Name
- Expiry: 2030
- Passing: £19,340p.a
- V.A.T Free
- Price: £190,000

LOCATION

The property is situated on High Street within the pleasant suburb of Markinch in Glenrothes.

Glenrothes the administrative capital of the Kingdom of Fife with a population in the order of 39,000 located approximately 48 km (30 miles) north of Edinburgh, 88 km (55 miles) north east of Glasgow and 35 km (22 miles) south of Dundee. Road accessibility is excellent with the A92 dual carriageway linking Glenrothes to the M90 at Junction 3, 22 km (14 miles) to the west. The M90 provides direct access to Edinburgh, Perth and the national motorway network. The subjects are located on Pentland Park, an established and popular business park approximately half a mile to the south west of the town centre. Glenrothes is a major service centre and is the administrative capital of Fife, containing the headquarters of both Fife Council and Police Scotland Fife Division. It is a centre for excellence within the high-tech electronics and manufacturing sectors.

Public services and service industries are also important to the town's economy. Saltire House is situated within the Pentland Park, a well established office and industrial park approximately half a mile to the south-west of Glenrothes town centre.

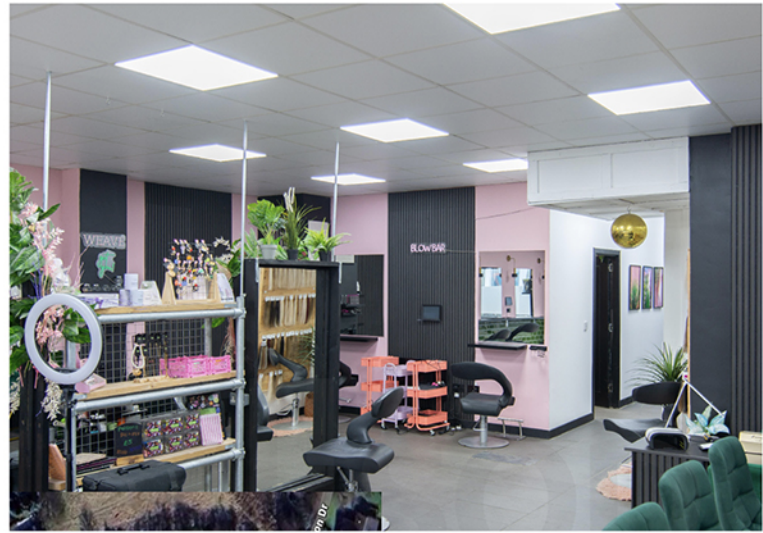
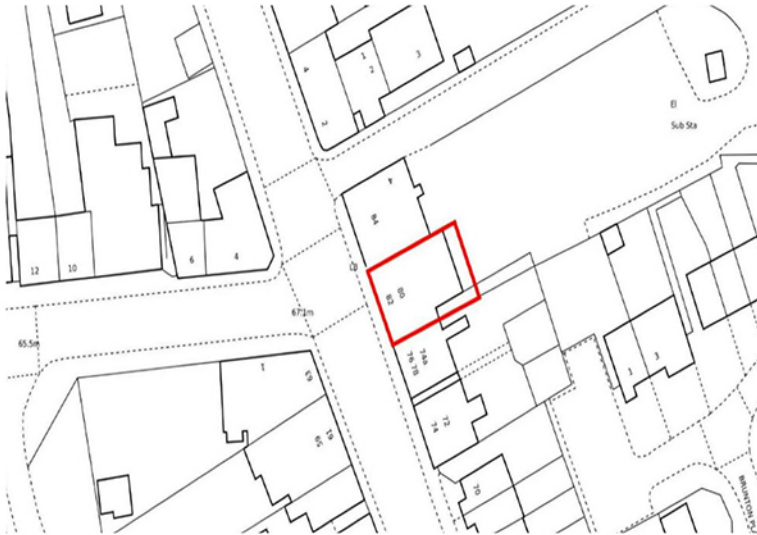
PROPERTY

The property comprises a ground floor commercial unit set within a mixed use traditional development surmounted by a pitched roof.

The property offers a prominent frontage with recessed entrance door leading to an open plan salon area with partitions at the rear to form stores, tea prep and w.c facilities.

AREA

96.06sqm (1,034sq ft)



82 High Street, Markinch, Fife, KY7 6DQ

Highly Visible Location

LEASE SUMMARY

The property is held on a full repairing and insuring head lease on a personal name from 26th November 2020 at a passing rent of £19,340 per annum, there is an RPI Linked annual review with 2% collar and no cap.

SALE

The property is available on a freehold investment basis for £190,000

V.A.T

The property is not elected for V.A.T

LEGAL

Each party shall bear their own legal costs incurred in the transaction

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.