

# Yard/Development Site, Strathore Road



Land



## THORNTON KY1 4DF

**TO LET /  
MAY SELL**

- SITE/YARD EXTENDING TO 0.75 ACRES APPROX
- HARDCORE/GRASS SITE
- SUITABLE FOR EXTERNAL STORAGE
- SUITABLE FOR NEW BUILD UNITS (SUBJECT TO PLANNING)



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# Yard/Development Site, Strathore Road THORNTON

## Location

Thornton is situated approximately 3 miles to the south of Glenrothes and to the west of the A92 East Fife Regional Road which gives easy access to the M90 Motorway and the national motorway network. Thornton is situated strategically between Kirkcaldy and Glenrothes and is a popular commuter town for both and benefits from a railway station on the Fife Circle line.

## Description

The site extends to approximately 0.75 acres. The site is presently not being used and is covered in hardcore/grass. The site would suit parties who are looking to acquire external storage or perhaps parking for large vehicles/HGV/caravans.

## Services

Not known

## Rateable Value

In accordance with the Scottish Assessors Association the Rateable Value is **£1,400 (to be confirmed)**.

Current uniform Business Rate is £0.48 pence for the financial year 2015\2016. Water and sewage is 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

Rent - £125 per week.

Sale - offers invited

## VAT

For the avoidance of doubt all prices quoted are exclusive of VAT.

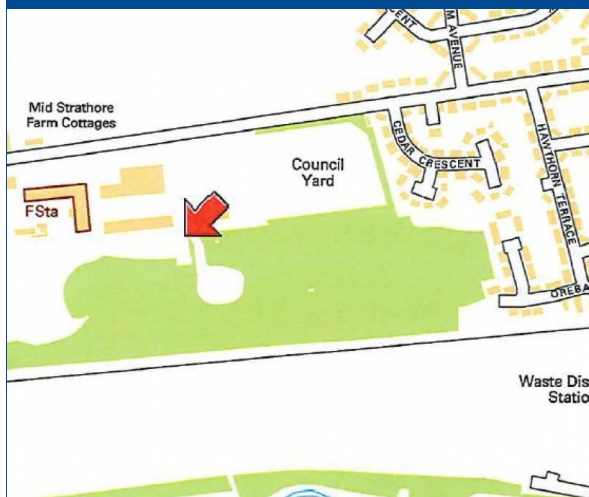
Prospective tenants will require to satisfy themselves independently as to the incidence of VAT in respect of any transactions.

## Cost

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

**Date of Publication:** February 2016

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## 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  
Kirkcaldy,  
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.

Published: 11 February 2016

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