



FALCONER
PROPERTY CONSULTANTS

FOR SALE

14 St. Leonards Place,
Kinghorn, Burntisland, KY3 9UL

OFFICE

- OFFERS OVER £50,000
- 590 FT²
- POSSIBLE FLAT CONVERSION
SUBJECT TO PLANNING
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- PROMINENT FRONTAGE
- AVAILABLE WITH TENANT OR VACANT



LOCATION

Kinghorn is a coastal town situated within Fife overlooking the Firth Of Forth approximately 15 miles east of the Forth Bridges and 3 miles from Kirkcaldy.

Kirkcaldy is a town and former royal burgh in Fife, on the east coast of Scotland. It is about 12 miles north of Edinburgh and 28 miles southwest of Dundee. The town had a recorded population of 49,460 in 2011, making it Fife's second-largest settlement and the 11th most populous settlement in Scotland.

Kinghorn is a popular summer destination with tourists and has attractive beaches and is served by a railway station on the main Aberdeen to Edinburgh line.

The subjects are situated on the north western side of St Leonards Place which is a continuation of the main High Street.



DESCRIPTION

The subjects are contained on the ground floor of a two storey end terraced building of brick and stone construction with a pitched and slated roof.

The subjects are presently used as an office and the floor area extends to 55 sq m (590 sq ft) or thereby. The internal layout is divided into main front office, back office, and toilet.

PROPOSAL

The property is presently let on a month to month basis to McKenzie Accounts and they have intimated they are happy to remain in place should the new owner wish them to do so.

Offers over £50,000 invited for the Heritable interest.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

55m²/590ft²

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Fife Council Planning Department.

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

RATING

Rateable value £3,950.

VAT

All prices, premiums and rents quoted are exclusive of VAT.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Colin Devine

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