

# DM HALL

## For Sale

**Retail**

112 Queensferry  
Road, Rosyth  
KY11 2QZ



29.64 SQ M NIA  
(319 SQ FT)

# Property Details

- Prominent corner retail unit
- Close to amenities and good road transport links
- 100% rates relief
- Net Internal Area 29.64 Sq M (319 Sq Ft)
- Offers in the region of £60,000

## LOCATION:

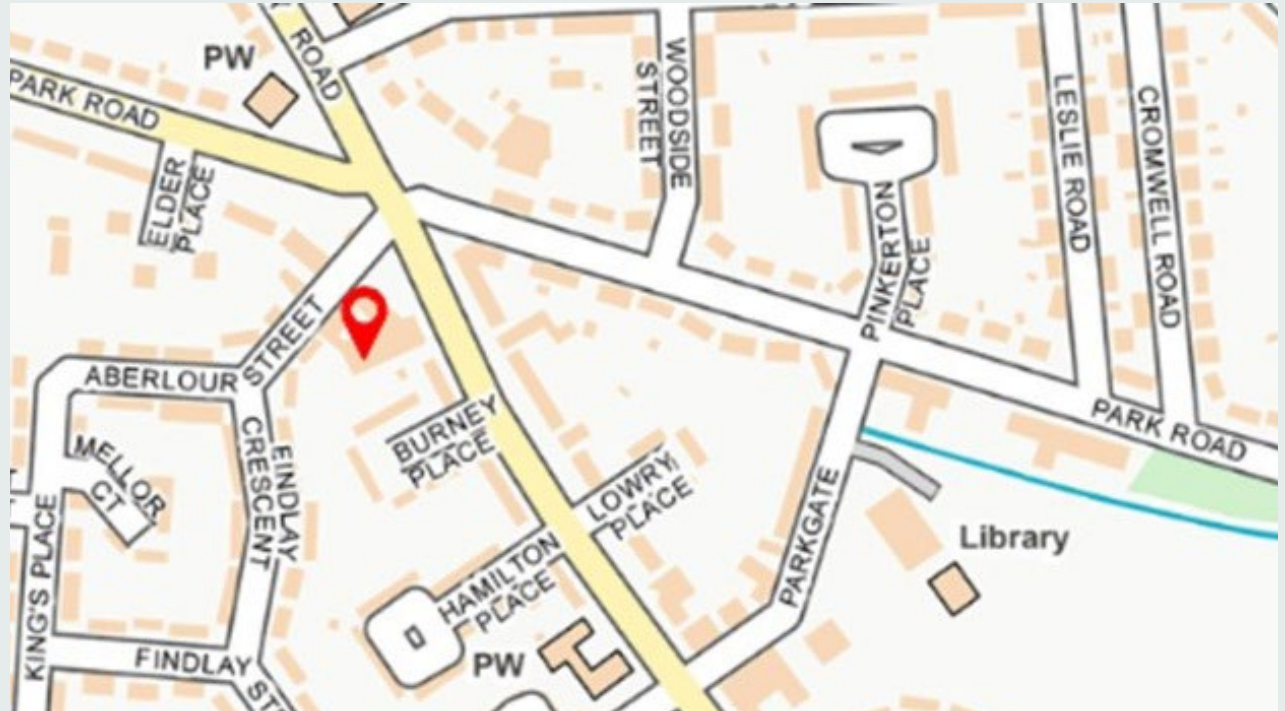
Rosyth has a population of 13,500 people and is strategically located 3 miles to the south of Dunfermline and 2 miles to the north of the Queensferry Crossing. The town is situated a short distance from junction 1C of the M90, which heads North to Perth and beyond, as well as south towards Edinburgh and the City of Edinburgh Bypass.

The property is located on Queensferry Road. Nearby occupiers include Rowlands Pharmacy, Tan Express and Coral.

The location of the property is shown on the undernoted plan.

## DESCRIPTION:

The subjects comprise a ground floor retail unit within a terraced two-storey brick-built property surmounted by a pitched slate roof. The property benefits from a traditional display frontage with centrally positioned customer access door. The accommodation is of an open plan nature with a wc and storage cupboard to the rear.



## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

29.64 sq m (319 sq ft)

## RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,600 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

## SALE TERMS:

Offers in the region of £60,000 exclusive are invited.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.



# Property Details

## VAT:

All prices quoted are exclusive of VAT.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents Lois Paterson at DM Hall.

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Make an enquiry

Strictly by contacting the sole selling agents

[fifeagency@dmhall.co.uk](mailto:fifeagency@dmhall.co.uk)

**DM Hall LLP**

27 Canmore Street  
Dunfermline KY12 7NU

01383 604 100 (Agency Department)



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