

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 £70,000

LOCATION:

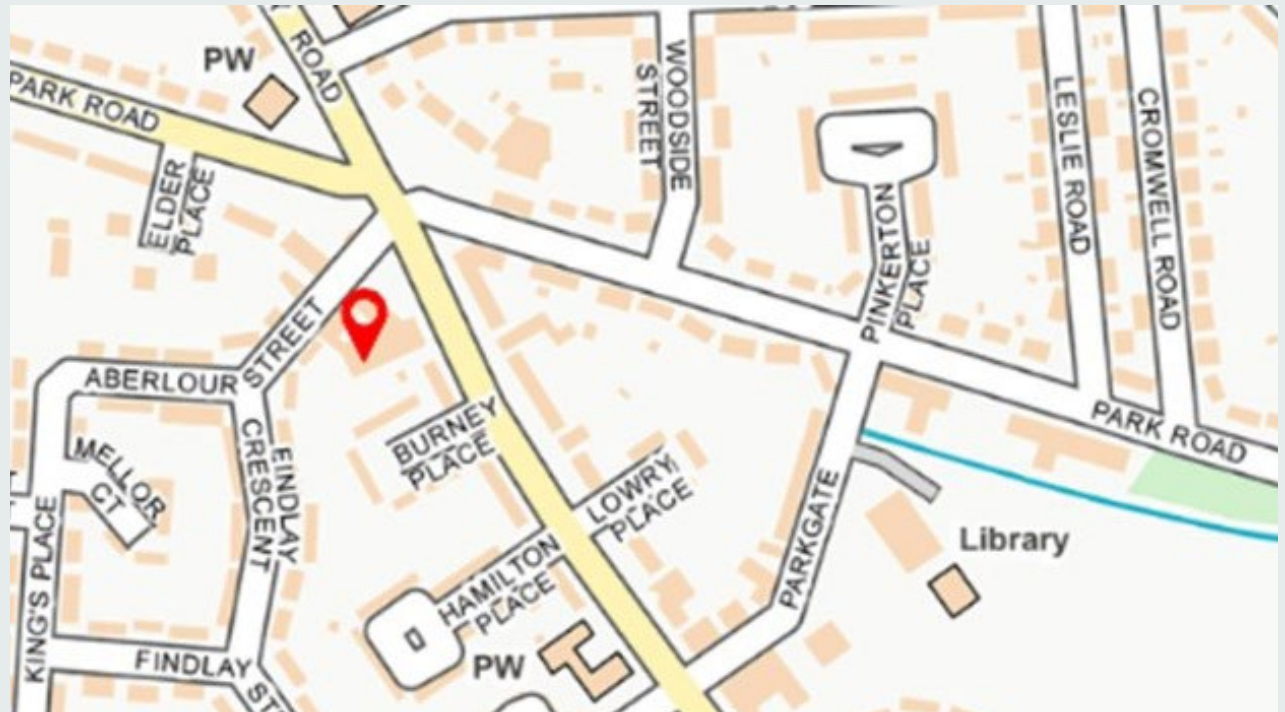
Rosyth has a population of 13,500 people and is strategically located 3 miles to the south of Dunfermline and 2 miles to the north of the Queensferry Crossing. The town is situated a short distance from junction 1C of the M90, which heads North to Perth and beyond, as well as south towards Edinburgh 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 £70,000 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:

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties. In terms of these Regulations, we are obliged to decline any offer received unless we are in possession of satisfactory evidence of the identity of the interested party. We will request information, consistent with the Regulations, to help us identify the successful party before acceptance. If sufficient information is not received, we must decline it. We will accept such information from a third party only when supplied to us by Solicitor or Chartered Accountant who will be asked to supply the compliance documents and confirm that they have identified the party consistent with the Money Laundering Regulations. We will not rely upon documents supplied by any other party. Any photo ID must be endorsed with the words, "I certify that this is a true likeness" and signed accordingly. Where satisfactory evidence is not obtained, the offer must be declined and, where suspicion arises, the Money Laundering Reporting Officer advised. Unless required by any other enactment, or as otherwise agreed, documents supplied will only be used for the purposes of compliance with the Money Laundering Regulations.



Make an enquiry

Strictly by contacting the sole selling agents

fifeagency@dmhall.co.uk

DM Hall LLP

27 Canmore Street
Dunfermline KY12 7NU

01383 604 100 (Agency Department)



IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in 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 outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.