

DM HALL

For Sale

Retail

94 Whyte Rose Terrace
Methil
Fife
KY8 3AS



NIA — 135.11 sq m
(1,454 sq ft)

Property Details

- Easily accessible location with ample parking
- Suitable for a variety of uses
- Offers in the region of £50,000

LOCATION:

Methil forms part of the Levenmouth area of East Central Fife and lies approximately 5 miles east from the town of Glenrothes and some 7 miles north-east from Kirkcaldy. Levenmouth comprises the communities of Leven, Buckhaven, Methil and Methilhill.

The subjects are located on Whyte Rose Terrace in the eastern side of the town of Methil, Fife. They are specifically located on the corner junction of Patterson Street and Whyte Rose Terrace in an area of mainly residential with some commercial uses.

DESCRIPTION:

The subjects comprise a ground floor retail unit forming part of a two-storey building which is of traditional brick construction with a pebbledash render exterior and is surmounted by a pitched and tiled roof. The unit is accessed by a corner door and has an additional storage room with separate entrance on Patterson Street.



Property Details

ACCOMMODATION & FLOOR AREAS :

We calculate that the subjects extend to a gross internal area of approximately 135.11 sq m (1,454 sq ft)

The above mentioned stated dimensions have been calculated for agency purposes only and should be used for no other purpose whatsoever.

PRICE:

Offers in the region of £50,000 are invited

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,100.

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

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) is available upon request.

VAT:

All prices quoted are exclusive of VAT.

ENTRY:

Upon completion of legal arrangements.



LEGAL COSTS:

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

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agent Leigh Porteous and Paul Carr 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

Leigh Porteous

Paul Carr

fifeagency@dmhall.co.uk

DM Hall LLP

**27 Canmore Street, Dunfermline
01383 604100**

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