

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

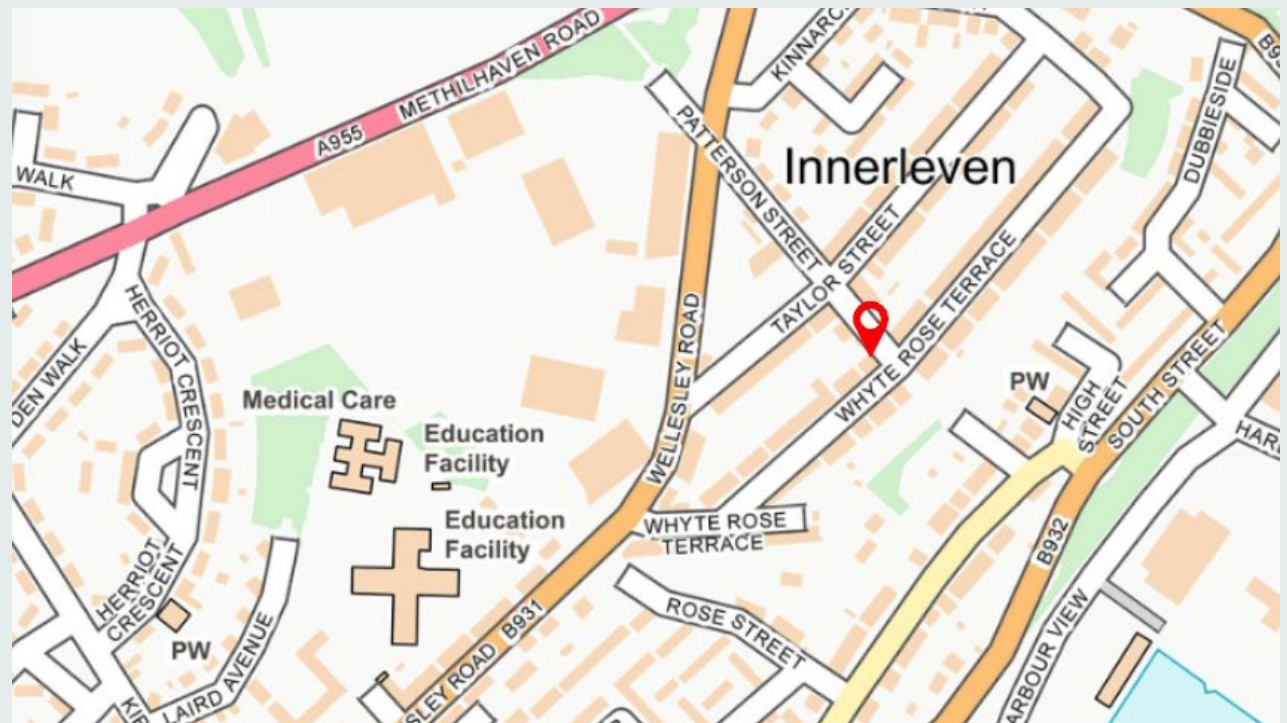
LOCATION:

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 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

Lois Paterson

fifeagency@dmhall.co.uk

DM Hall LLP

**27 Canmore Street, Dunfermline
01383 604100**

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.