

# DM HALL

## For Sale

**Class 1A**

**207 High Street  
Cowdenbeath  
Fife  
KY4 9QF**



**55.39 SQ M  
596 SQ FT**

# Property Details

- Ground floor retail unit
- Prominent location on High Street
- Suitable for a variety of uses
- Qualifies for 100% rates relief
- Offers in the region of £60,000

## LOCATION:

Cowdenbeath is a strategically well-placed town situated approximately 5 miles west of Dunfermline, adjacent to the A92 dual carriageway. The town lies a short drive from the M90 motorway providing good access to Edinburgh and throughout central Scotland. The town also enjoys a branch line railway station, which connects to all of Fife's other principle towns and also to Edinburgh.

The property is situated on eastern side of the High Street in a prominent location, well placed to serve the local community and attract passing trade. Nearby occupiers include Lidl, Baynes the Bakers and Morrisons.

The location of the property is shown on the appended plan below.



# Property Details

## DESCRIPTION:

The property comprises a mid-terrace retail unit and forms part of a two-storey building of traditional stone construction. Internally the property is laid out to provide a sales/retail area to the front with storage and staff w/c to the rear and is presented to a good standard. The unit benefits from a traditional window display frontage facing on to the High Street ensuring excellent visibility to passing pedestrian and vehicle traffic.

## 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:

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground		55.39	593

## ENERGY PERFORMANCE:

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

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £5,700 per annum.

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

**DM HALL**



Regulated by  
**RICS**

## SALE PRICE:

Offers in the region of £60,000 are invited for the benefit of our client's interest.

## LEGAL COSTS:

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

## VAT:

All prices quoted are exclusive of VAT which is not charged.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents

## 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

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**DM Hall Agency Department**

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Dunfermline, KY12 7NU

01383 604 100 (Agency Department)

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