

# DM HALL

## For Sale

Workshop/Studio



25-27  
Station Road,  
Thornton,  
KY1 4AX

133.66 SQ.M  
(1,439 SQ.FT)



# Property Details

- High quality workshop available for sale
- Recently refurbished former artist studio
- Suitable for a variety of uses (STP)
- Offers over £65,000 to purchase

## LOCATION:

Fife is a region on the east coast of Scotland, situated between the Firth of Tay to the north and the Firth of Forth to the south, housing around 370,000 people. This region occupies a key location within Scotland, situated several miles north of the Queensferry Crossing, the Forth Road and Rail Bridges and adjacent to the M90 motorway.

More specifically, the premises is located on Station Road, a mainly residential street within Thornton. Thornton comprises a Fife village, situated between Kirkcaldy (to the south) and Glenrothes (to the north). The street benefits from a high-level of vehicular passing trade and is in close proximity to Thornton Golf Club.

## DESCRIPTION:

The premises comprises a bright and spacious former artist studio, set within a two-storey, traditionally constructed building, surmounted by a pitched and slated roof.

Internally, the subjects are arranged to provide an inviting, recently refurbished former artist studio/workshop, high-quality ancillary office/workshop rooms, along with recently renovated kitchen and WC facilities. Lighting throughout is achieved via assumed LED spotlights, with heating achieved via an energy-efficient, far infrared heating system.



# Property Details

Access to the internal is achieved via a recessed, timber-framed pedestrian access door leading into the studio/workshop. The premises benefits from two dedicated entrances, providing any purchaser with the opportunity for sub-dividing (subject to planning).

### ACCOMMODATION & FLOOR AREAS:

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

FLOOR	SQ M	SQ FT
Ground	133.66	1,439

### SALE PRICE:

Our client is seeking offers over £65,000 for the heritable interest of the subjects.

### NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,400.

### ENERGY PERFORMANCE:

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

### LEGAL COSTS:

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



### VAT:

We are advised that VAT is not applicable on this purchase.

### VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting/selling 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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