

# DM HALL

## To Let

Retail/Office



2 High Street  
Markinch  
KY7 6DQ

14 SQ M  
151 SQ FT



# Property Details

- Prominent position on Markinch High Street
- Excellent walk-in condition
- NIA 14 SQ M (151 SQ FT)
- Qualifies for 100% rates relief
- Rental £5,000 per annum invited

## LOCATION:

Markinch is a well-established town on some 2,500 population, being located immediately to the north east of the former new town of Glenrothes. There is a local main line railway station located opposite the property, and a good variety of local independent retailers active within the High Street and Balbirnie Street, which together form the main arterial traffic routes through the town.

The property is located on the east side of the High Street and parking is available nearby.

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

## DESCRIPTION:

The property comprises a detached retail unit forming part of a two-storey building of traditional stone construction. The unit is in excellent internal condition and benefits from a traditional window display frontage facing on to the High Street.

The unit would be suitable for retail or office use.



# Property Details

## 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 |               | 14   | 151   |

## ENERGY PERFORMANCE:

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

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £1,700 per annum.

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

## LEASE TERMS:

Rental offers in the region of £5,000 per annum, exclusive, are invited.

## 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.

## ENTRY:

Upon completion of legal formalities.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents  
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  
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**27 Canmore Street**  
**Dunfermline, KY12 7NU**  
01383 604 100

**DM HALL**



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**RICS**