

DM HALL

For Sale

**GARAGE/
WORKSHOP**

**17 Broad Street,
Cowdenbeath
KY4 8JP**



**155.68 SQ M
1,675 SQ FT**

Property Details

- Garage/Workshop with twin roller doors
- Town centre location
- Qualifies for 100% rates relief
- Offers over £50,000

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 the eastern side of Broad Street, close to the High Street. Nearby occupiers include Morrisons, Gordons Chemists and Ladbrokes.

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

DESCRIPTION:

The property comprises an end terraced, single storey building with a rear extension/workshop.



Property Details

Internally, the property provides an open plan garage/workshop with solid floors. There is a small staff/office area and toilets.

The internal eaves height at the rear of the property extends to 2.01m and rises to 3.06m. The front section has floor to ceiling clearance of 3.58m and the roller door measurements are 2.26m high by 2.38m wide.

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		155.68	1,675

ENERGY PERFORMANCE:

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

DM HALL



Regulated by
RICS

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,500 per annum.

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

SALE PRICE:

Offers over £50,000 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 may be chargeable.

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.

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 relies upon as creating any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors

Make an enquiry

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