

PROMINENT RETAIL UNIT TO LET/FOR SALE



**335 HIGH STREET
COWDENBEATH KY4 9QJ**



LOCATION

Cowdenbeath is situated in west central Fife only 5 miles east of Dunfermline and 4 miles west of Kirkcaldy, located on the A92 some 10 miles from the Forth Bridges and close to the M90 motorway. The town has a resident population of circa. 12,000 as well as serving the wider surrounding catchment area.

The subjects benefit from a prime central position on the east side of the High Street. Surrounding occupiers include Domino's Pizza, Optical Express, Greggs, Semi Chem, Iceland, Boots, Subway & Card Factory.

DESCRIPTION

The subjects comprise a ground floor retail unit providing the following approximate areas:-

GROUND FLOOR	81.66 SQM	879 SQFT
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RENT/PRICE

Available on the basis of a new full repairing & insuring lease. Rental offers in excess of **£12,000 pa** exclusive of VAT, are invited.

Alternatively our clients will consider a sale of their heritable interest. Offers in excess of **£120,000** exclusive of VAT, are invited.

[*Note: Full vacant possession will be available when the current tenant's lease expires on 24/10/2019. Earlier entry may be possible subject to negotiation.]

RATES

In accordance with the Scottish Assessors Association we understand the subjects are currently assessed as follows:-

Rateable Value: £7,500 [01/04/2017]

USE

The premises benefit from Class 1 Retail planning consent.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – G [Copy available on request].

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the incoming tenant/purchaser being responsible for any LBTT, Registration Dues & VAT applicable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



Contact: Jack Campbell

e: jack@jhcampbell.net

m: 07801 852225

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MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

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