

FOR SALE RETAIL INVESTMENT



IDEAL LOT SIZE FOR PRIVATE, SIPP INVESTORS

100% PRIME POSITION IN THE HEART OF THE TOWN CENTRE

ESTABLISHED PODIATRY BUSINESS TRADING SINCE 2020

10 YEAR EXTENTION TO EXISTING FRI LEASE UNTIL MAY 2036

**SURROUNDING OCCUPIERS INCLUDE DOMINO'S PIZZA, BOOTS,
SEMI-CHEM, CARD FACTORY, STEPHENS BAKERS, SUBWAY,
NISA EXPRESS, BETFRED, MORRISONS PLUS NUMEROUS OTHER
LOCAL TRADERS**

**335 HIGH STREET
COWDENBEATH KY4 9QJ**

MOBILE: 07801 852 225



LOCATION

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

The subjects benefit from an excellent prime central position on the east side of the High Street. Surrounding occupiers include Domino's Pizza, Boots, Semi-Chem, Card Factory, Stephens Bakers, Subway, Nisa Express, Betfred, Morrisons plus a numerous mix of other local traders.

DESCRIPTION

The subjects comprise a ground floor retail unit within a single storey modern retail parade under a flat felt roof and having rear door service access. The premises provide the following approximate areas:-

Ground Floor incl. WC & Ancillary	81.66 SQM	879 SQFT
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PROPOSAL

We are seeking offers in excess of £115,000 [One Hundred & Fifteen Thousand Pounds] for our client's heritable interest, subject to and with the benefit of the existing lease in place.

This shows an attractive Net Initial Yield of 10.25%.

TENANCY DETAILS

The subjects are held on a full repairing & insuring basis, main terms as follows:-

Tenant: Jennifer Waring t/a First Foot Fife Ltd

Lease: Until 27th May 2036. The tenant has a break option on 27th May 2031.

Rent: £12,000 per annum increasing to £13,000 per annum on 27th May 2031, both exclusive of VAT.

Note: Tenant has recently agreed a 10 year lease extension and has been in occupation since May 2020. There is a Schedule of Condition attached to the lease.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: G [Copy available on request].

VAT

VAT at the prevailing rate will be applicable on the purchase price however, it is anticipated that any sale will be treated by way of a Transfer of a Going Concern [TOGC] and therefore no VAT will be due.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING

Under both HMRC & RICS guidelines, as property agents we are obliged to undertake AML diligence for both the purchasers and vendors involved in the transaction.

As such, personal and/or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

ENQUIRIES

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

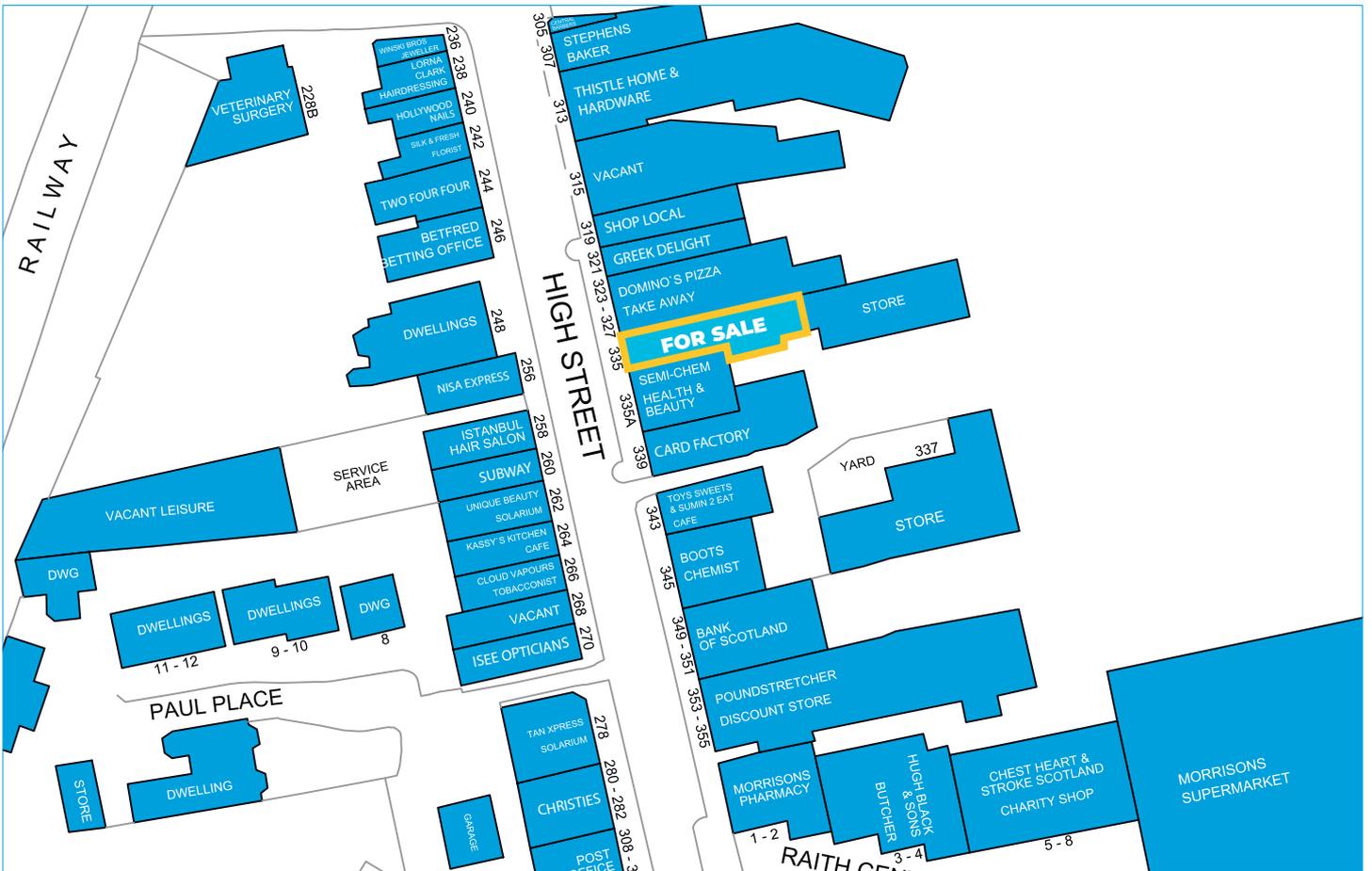
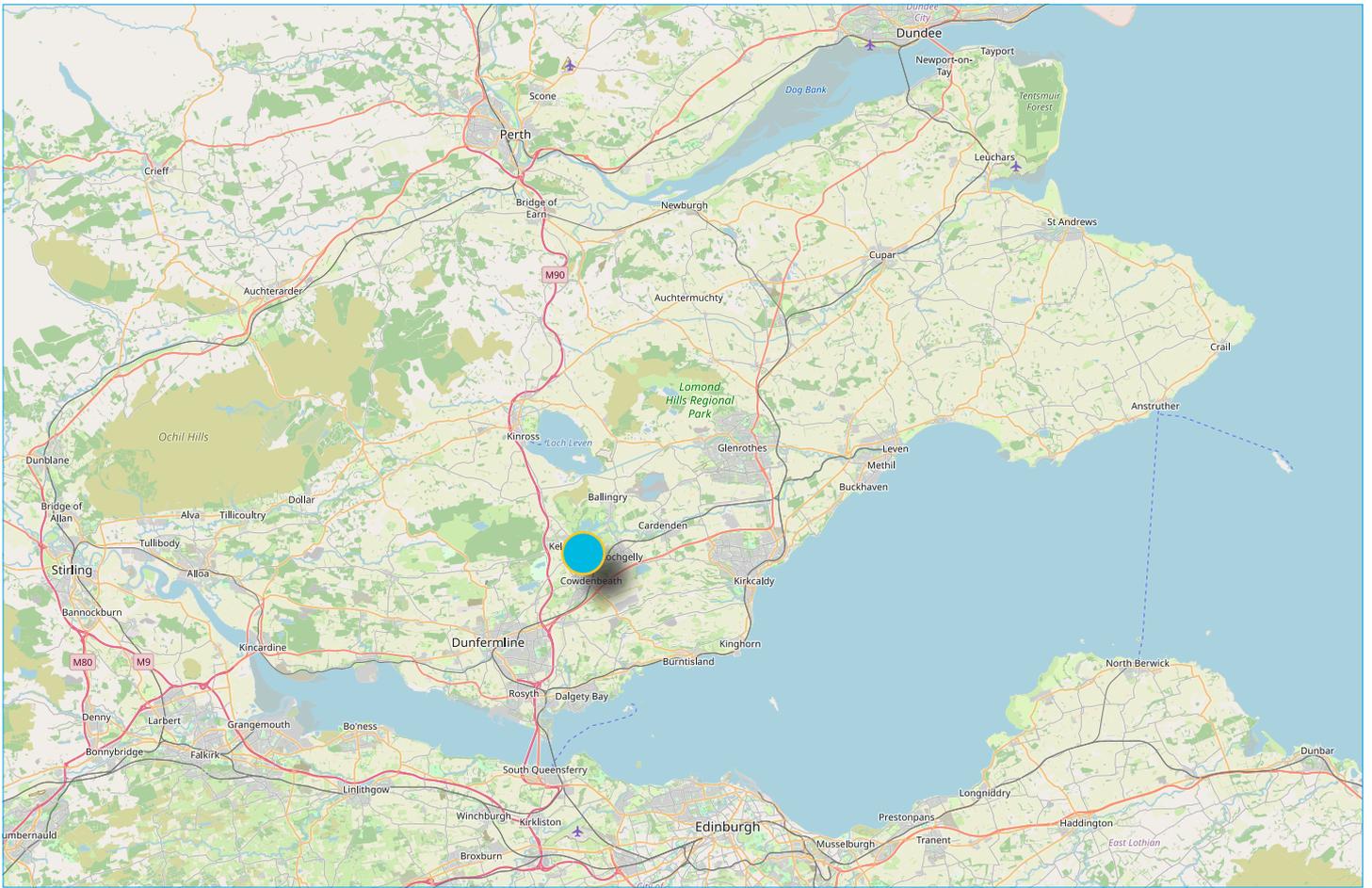


Contact: Jack Campbell

Email: jack@jhcampbell.net

mobile: 07801 852225





MISREPRESENTATION CLAUSE

- JH Campbell give notice to anyone who may read these particulars as follows:-
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 2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
 4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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