

# DM HALL

For Sale  
Retail



36 Commercial  
Street  
Markinch  
Glenrothes  
KY7 6DE

182.56 sq m  
(897 sq ft)

# Property Details

- Double fronted open plan ground floor unit
- Upper level storage space
- Prominent location in Markinch
- Suitable for a variety of uses
- Offers in the region of £110,000

## LOCATION:

Markinch is a well-established town located immediately to the northeast of the former new town of Glenrothes with a residential population of approximately 2,500. There is a local mainline railway station located south of the property, and a good variety of local independent retailers active within the nearby 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 Commercial Street. Parking is available on Croft Road adjacent to the front of the property.

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

## DESCRIPTION:

The subjects under report comprise a ground floor retail unit with upper floor storage, which forms part of a traditional brick building contained under a corrugated industrial roof.

The unit benefits from a large double frontage and can be entered by way of a recessed entrance door, all providing good natural lighting to the unit. Currently there is ground floor retail space and first floor storage space.

Additionally, there is a w/c on the ground floor.



# Property Details

## ACCOMMODATION:

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

182.56 sq m (897 sq ft) on an ITZA basis.

Main retail space, storage, w/c, rear kitchen area, attic storage, garden.

## RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £8,500 per annum (ground floor) and £1,100 per annum (first floor storage).

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

## ENERGY PERFORMANCE:

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

## SALE TERMS:

Offers in the region of £110,000 are invited for the benefit of our client's heritable interest.

## VAT:

All prices quoted are exclusive of VAT, which is chargeable.

## LEGAL COSTS:

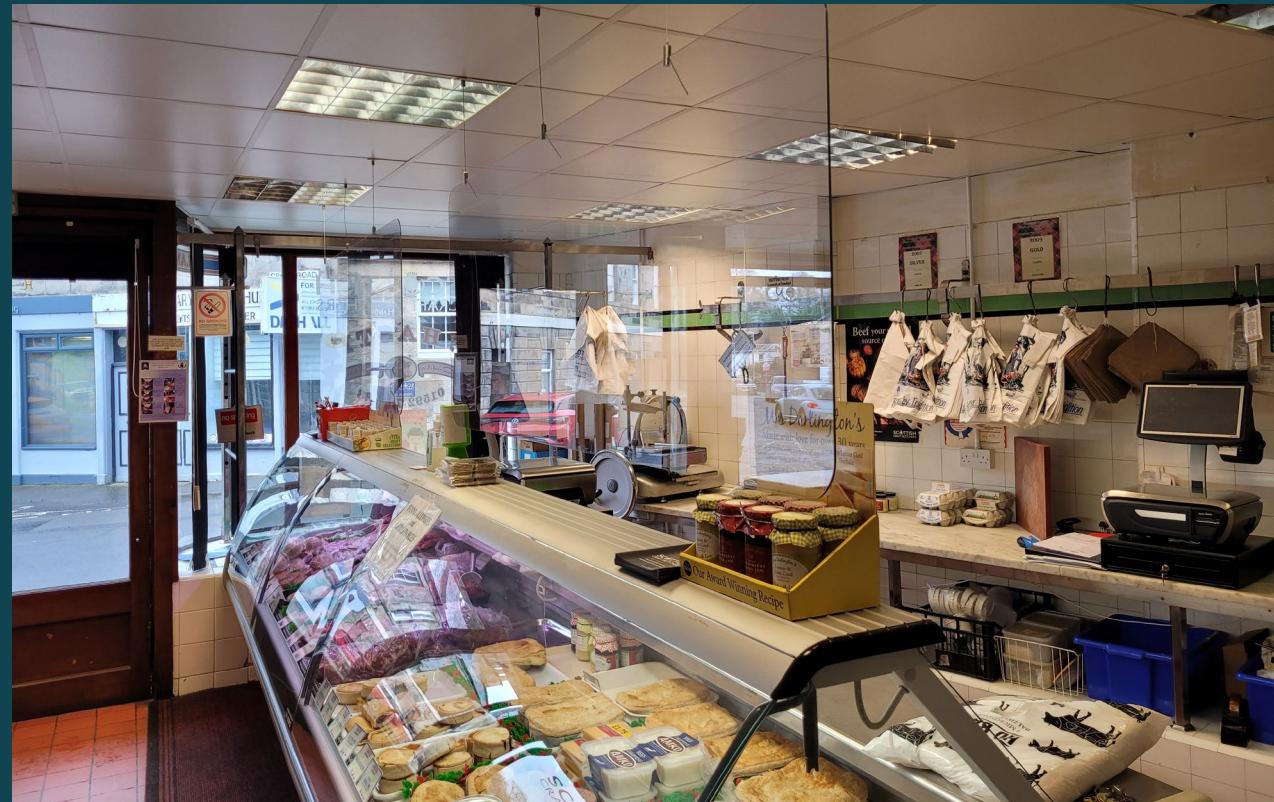
Each party will be responsible for paying their own legal costs incurred in any transaction.

## ENTRY:

Upon completion of legal formalities.

## VIEWING:

Strictly by arrangement with the agents.



## Make an enquiry

Strictly by contacting the sole selling agents

[lois.paterson@dmhall.co.uk](mailto:lois.paterson@dmhall.co.uk)

[fifeagency@dmhall.co.uk](mailto:fifeagency@dmhall.co.uk)

## DM Hall LLP

27 Canmore Street  
Dunfermline KY12 7NU

01383 604 100 (Agency Department)

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information 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 relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.