

DM HALL

For Sale

Retail / Office
Premises

47 High Street,
Markinch, KY7
6DQ



56.39 sq m
(606.98 sq ft)

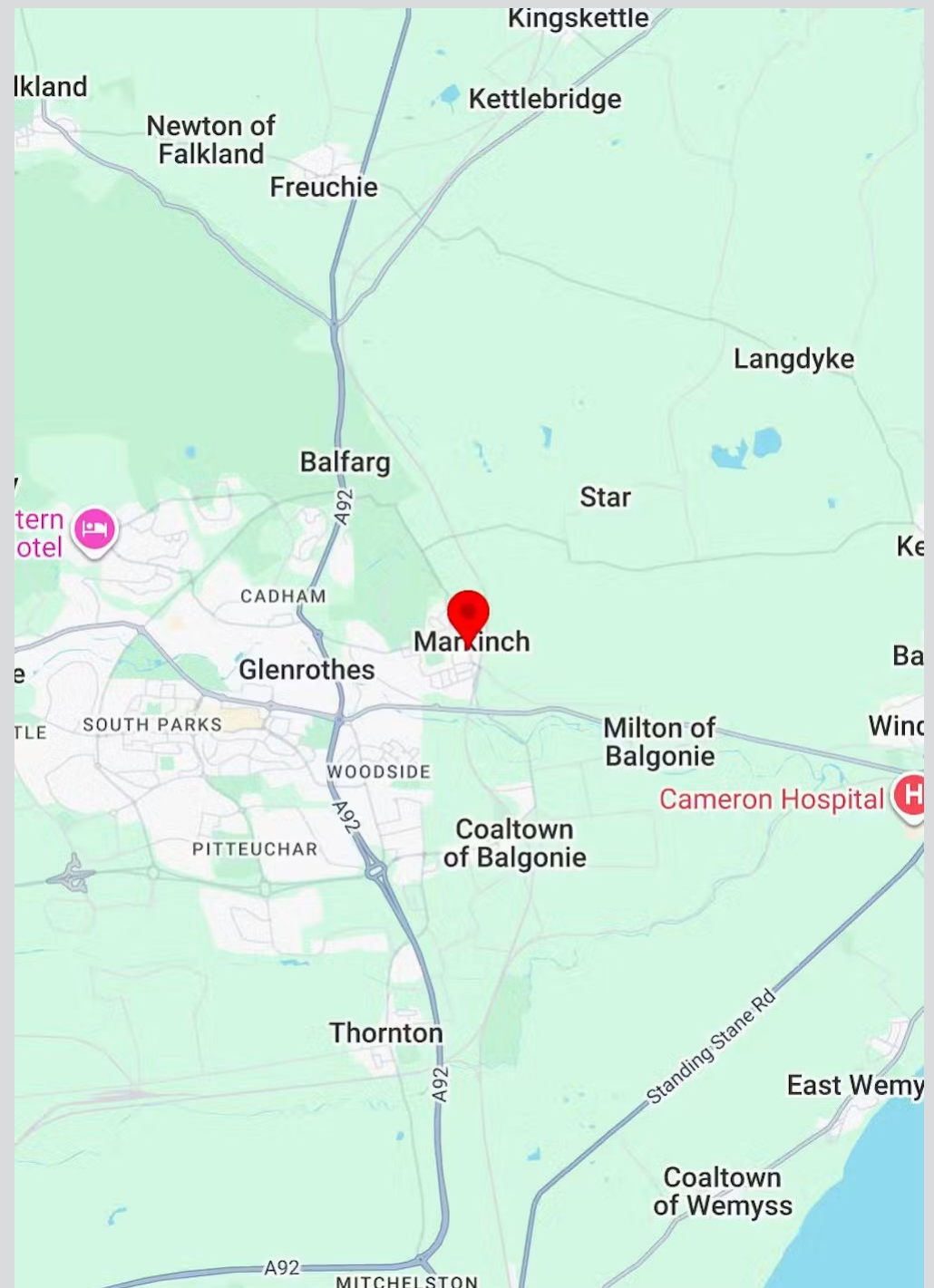
- Retail / Office premises available to purchase
- Located within attractive Markinch area
- Good transport links including nearby train station
- Suitable for variety of different uses (STP)
- Access to shared dedicated parking
- Sale offers over £70,000 are invited (exclusive of VAT)

LOCATION

Markinch is a well-established town in the heart of Fife, lying approximately 2 miles east of Glenrothes, Fife's administrative capital, and around 6 miles north of Kirkcaldy. The town benefits from excellent connectivity, sitting directly on the Edinburgh to Aberdeen railway line, with Markinch Station offering frequent direct services to Edinburgh Waverley in around 45 minutes, as well as links north to Dundee, Perth and Aberdeen.

47 High Street occupies a prominent position on Markinch's principal thoroughfare, within the traditional heart of the town and close to the railway station, which continues to draw a steady flow of commuter and local footfall throughout the day. The High Street remains the focal point for retail and everyday services in the town.

The wider area is well served by road, with the A92 providing swift access to Glenrothes and onward to the M90 for Edinburgh and Perth, reinforcing Markinch's position as a convenient and well-connected base within central Fife.



DESCRIPTION

The subjects comprise a stone-built, ground floor retail/office premises, surmounted by a flat roof of assumed bituminous felt covering. The nature of the building lends itself for a variety of uses (predominantly retail and office) however, may be suitable for varying uses (subject to the necessary planning consents).

Access internally is achieved via a recessed, timber pedestrian access door, leading into an open-plan retail/office space. The subjects internally are arranged to provide a main retail/office area, with various rear storage rooms, two WC's, kitchen and large safe to the rear - all located at ground-floor level.

The property benefits from a large, glazed frontage affording high levels of natural light internally, along with shared access to a parking space and rear garden area directly adjacent and behind.

FLOOR AREA

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

Name	sq ft	sq m
Ground - Retail/ Office premises	606.98	56.39
Total	606.98	56.39

LEGAL COSTS

Each party to bear their own legal costs



SALE TERMS

We are seeking offers over £70,000 (exc. of VAT) for the outright purchase of our client's heritable interest (Scottish equivalent of English freehold)

PROPOSALS

All proposals to be sent to the sole marketing agents

EPC

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

VAT

All prices quoted are exclusive of VAT which may be chargeable.

NON-DOMESTIC RATES

Rates Payable: According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,300, meaning any ingoing occupier should benefit from 100% rates relief under the Small Business Bonus Scheme. Information on business rates can be found: Valuation — Scottish Assessors

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL



Regulated by
RICS



Make an enquiry

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PROPERTY REF: ESA3938

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