DM HALL

To Let / For Sale

Hot Food Takeaway



D & F Stores
Dalbeath Crescent,
Cowdenbeath
KY4 9RN

89.65 sq m
(965 sq ft)

- Hot food takeaway available
- Located within residential catchment providing high-levels of footfall
- Close proximity to the Beath High School
- Available on a leasehold or heritable interest basis
- Offers over £85,000 (plus VAT if applicable) to purchase
- Offers over £10,000 per annum (plus VAT if applicable) to lease

DESCRIPTION

The subjects comprise an end-terraced hot food takeaway of block construction, surmounted by a pitched and tiled roof.

The premises is accessed via a timber framed pedestrian access door located to the left-hand-side of the large, glazed frontage.

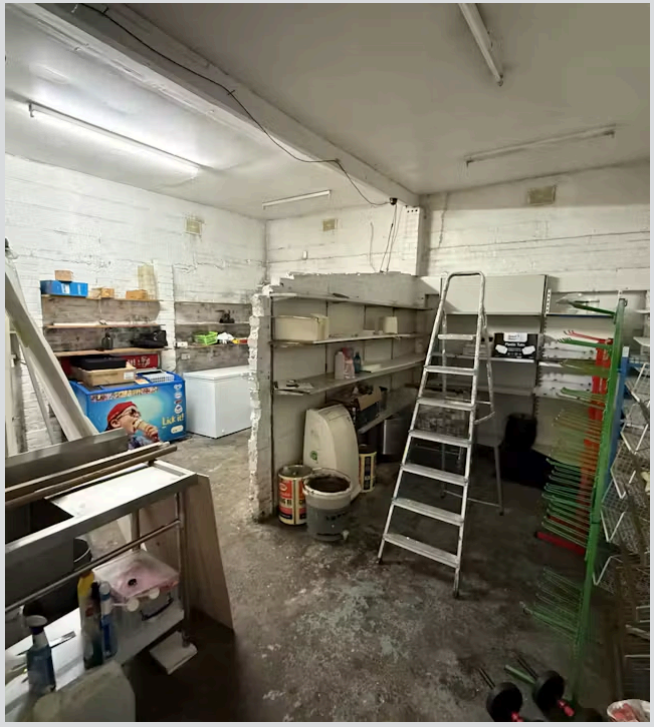
The property is secured via external roller shutter to the front elevation.

Internally, the subjects are arranged to provide a main sales area/kitchen, small office, WC's and rear storage area.

We have not had sight of any planning information surrounding the exact use class, however, have been advised that the premises is suitable for hot-food takeaway use.







LOCATION

The premises is located within the Fife town of Cowdenbeath. Cowdenbeath is a small town situated approximately 5 miles to the east of Dunfermline and 8 miles to the west of Kirkcaldy, in a strategic location close to the A92 East Fife Regional Road and within close proximity of the Forth Road Bridge and Queensferry Crossing.

The town lies on the Fife Circular rail line connecting with Edinburgh and the rest of Fife's principal towns.

More specifically, the subjects are situated on Dalbeath Crescent, on the eastern side within a terraced retail parade.

The Dalbeath Crescent retail parade is located within a predominately residential area, servicing the needs of the local community.

The surrounding residential catchment — and being located in close proximity to the Beath High School — provide high levels of footfall throughout the day.

Nearby occupiers include Premier Convenience Store, The Beath Fry and Ma's Kitchen.

FLOOR AREA

The accommodation comprises the following areas measured in accordance with the RICS Code of Measuring Practice 6th Edition on a Net Internal Area Basis:

Floor/Unit	Building Type	Size
Ground	Hot Food Takeaway	965 sq ft

SALE TERMS

We are seeking offers over £85,000 (plus VAT if applicable) for the benefit of our client's heritable interest in the subjects.





RENTAL
Our client is seeking offers over £10,000 per annum (plus VAT if applicable) for the leasehold benefit of the subjects.

LEASE TERM
The subjects are offered on a leasehold basis, for a term to be mutually agreed.

REPAIRING OBLIGATION
Full repairing and insuring lease obligations.

VAT
To be confirmed if VAT is applicable to this transaction.

PERMITTED USE CLASS
According to the Fife Planning Portal, the subjects appear to have been granted a change of use from Class 1A to Hot Food Takeaway. More information on the exact use class can be found using 24/02075/FULL Planning Reference.

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

NON-DOMESTIC RATES
Interested parties should make their own enquiries with the local authority.

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: ESA3992

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