

DM HALL

For Sale

Retail Investment

296-298 High
Street
Methil
KY8 3EJ



137.31 SQ M
1,482 SQ FT

Property Details

- Town centre retail investment
- Prominent corner position
- Let to long established local business
- Current rent £6,760 per annum exclusive
- Net Internal Area 137.31 sq m (1,482 sq ft)

LOCATION:

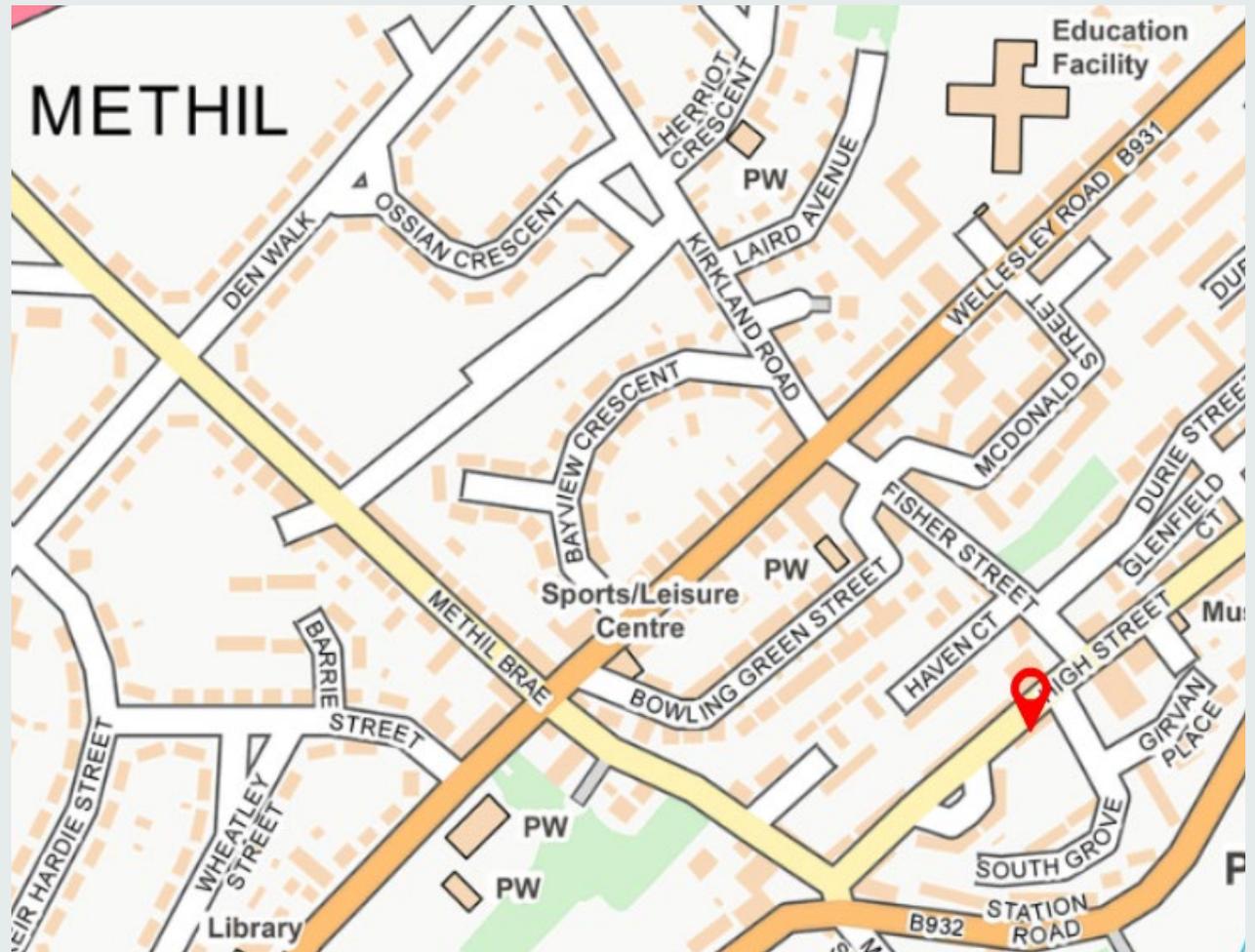
The property is situated in a prominent position on High Street in the Fife town of Methil. High Street is one of the main retail thoroughfares within Methil and is of mixed commercial and residential character.

Methil forms part of the Levenmouth conurbation of east central Fife and lies approximately 5 miles east of the town of Glenrothes and 7 miles northeast of Kirkcaldy. Levenmouth comprises the towns of Leven, Buckhaven and Methil together with other satellite villages and, while local facilities and amenities serve individual areas the main retail centre is Leven.

DESCRIPTION:

The property comprises ground floor retail premises which form part of a two storey end terraced building of brick construction. There are large retail style display windows to both frontages.

The subjects are fitted out to a good quality modern standard typical of an occupier of this nature and comprise main reception, customer area and offices with further ancillary accommodation adjoining.



Property Details

ACCOMMODATION & FLOOR AREAS :

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

| Floor | Accommodation | sq m | sq ft |
|--------|---------------|--------|-------|
| Ground | Retail | 137.71 | 1,482 |

TENURE:

Rent £6,760 per annum

ENERGY PERFORMANCE:

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

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,750 per annum.

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

SALE TERMS:

Offers over £60,000 are sought in respect of our client's interest.

LEGAL COSTS:

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

VAT:

All prices quoted are exclusive of VAT.

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

Strictly by contacting the sole selling agents

Paul Carr

fifetaysideagency@dmhall.co.uk

DM Hall LLP

27 Canmore Street
Dunfermline KY12 7NU

01383 604 100 (Agency Department)

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