



# FALCONER

PROPERTY CONSULTANTS

**87 HIGH STREET  
BURNTISLAND  
KY3 9AA**

## FOR SALE

- OFFERS OVER £250,000
- 3,982FT<sup>2</sup>
- AVAILABLE IN WHOLE OR PART
- PRIME TOWN CENTRE LOCATION
- OFF STREET PARKING
- GOOD TRANSPORT LINKS
- SUITABLE FOR A VARITEY OF USES



## LOCATION

Burntisland is a former royal burgh and parish in Fife, Scotland, on the northern shore of the Firth of Forth. According to the 2011 census, the town has a population of 6,269.

The A921 coast road runs through the town and connects to the M90 motorway at Inverkeithing in the west and the A92 at Kirkcaldy in the east. The A909 travels inland towards the A92 at Cowdenbeath and the M90 at Kelty. Burntisland railway station is on the Fife Circle Line and provides direct links with Kirkcaldy to the north and Edinburgh to the south.

The subject is located on the northern side of the High Street between its junction with Kirkgate and Lothian Street.

## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

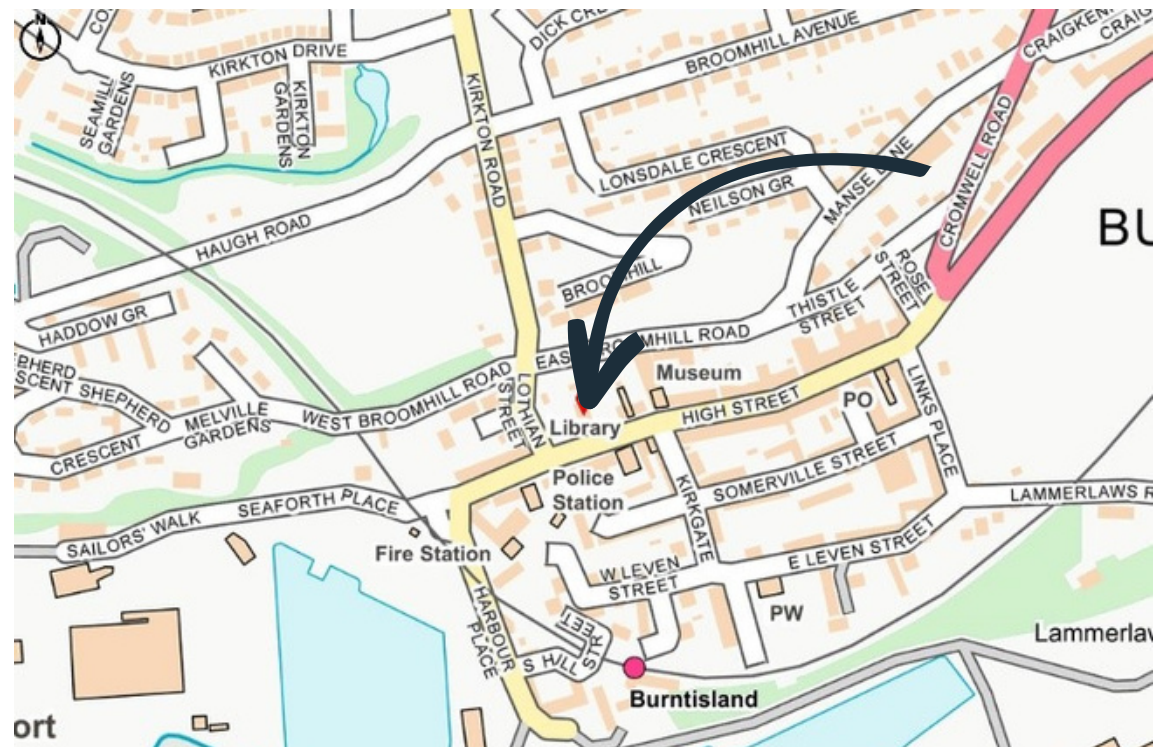
Basement: 22.1m<sup>2</sup>/238ft<sup>2</sup>

Ground Floor: 237.3m<sup>2</sup>/2,554ft<sup>2</sup>

First Floor: 65.6m<sup>2</sup>/706ft<sup>2</sup>

Garage: 45m<sup>2</sup>/484ft<sup>2</sup>

Total: 370m<sup>2</sup>/3,982ft<sup>2</sup>





## DESCRIPTION

An opportunity to acquire one of Burntisland's largest town centre sites. A modernised office accommodation to the front of the property with secure "bonded/warehouse" units and additional secure garages/stores to the rear.

There is a possible additional residential site to the rear (subject to planning).

The site has been significantly upgraded over the past 10 years with the following works being completed:

- Fully Refurbished Front offices – carpets, lights, walls etc.
- New Driveway
- New Commercial CCTV System
- New LED lighting all through downstairs and garages
- Fire and Intruder alarms upgraded and monitored
- Replacement roofing areas and full side wall rough casted
- Newly painted throughout
- New Boiler system installed
- New door locks throughout
- New gates at front and security gates on Garages at the rear

The site is available in whole or split as below:

1. Office/unit, Garages and Parking
2. Plot site suitable for building a house or 2 flats to rear





## PROPOSAL

Offers over £250,000 are invited for the Heritable (freehold) interest of the property.

## RATING

Rateable value £14,500.

## PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Fife Council Planning Department.

## EPC

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## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.







#### DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published September 2023.



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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**COLIN DEVINE**



**MOBILE: 07775863688**



**PERTH: 01738 230 200**



**EMAIL: [cdevine@falconerproperty.co.uk](mailto:cdevine@falconerproperty.co.uk)**

**[www.falconerproperty.co.uk](http://www.falconerproperty.co.uk)**