



FOR SALE - RETAIL

**2, CROFT ROAD, MARKINCH,
GLENROTHES KY7 6EF**

- Good quality salon
- Suitable for a variety of uses
- Extends to 42.59 sq m (458 sq ft)
- Offers in the region of £45,000

LOCATION:

Markinch is a well-established town located immediately to the north east 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 north side of Croft Road. Parking is available to the front of the property.

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

**DESCRIPTION:**

The subjects comprise a ground floor retail unit forming part of a two-storey building, which is of traditional stone construction surmounted by a pitched and tiled roof. The unit is in excellent internal condition and benefits from a traditional window display frontage facing on to Commercial Street. The accommodation within is of an open plan nature with a separate treatment room and WC to the rear.

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:

42.59 sq m (458 sq ft)

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,200 per annum.

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

SALE PRICE:

Offers in the region of £45,000 are invited for the benefit of our client's interest.

ENERGY PERFORMANCE:

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.

LEGAL COSTS:

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

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling agents:-

DM Hall LLP
27, Canmore Street,
Dunfermline
Fife
KY12 7NU

Tel: 01383 604 100 (Agency Department #2)

EMAIL: lois.paterson@dmhall.co.uk,
fifeagency@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

Ref: ESA3151

Date of publication: September 2023

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