

WORKSHOP WITH OFFICES

FOR SALE



- **WORKSHOP WITH SECURE YARD**
- **DEDICATED CAR PARKING**
- **503.43 SQ M (5,419 SQ FT)**
- **MINIMUM 4M EAVES HEIGHT**
- **GOOD QUALITY 2-STOREY OFFICES**

GLADSTONE PLACE, LADYBANK, CUPAR, KY15 7LB

Location

The village of Ladybank is situated in central Fife, close to the town of Cupar and approximately 7 miles north of Glenrothes. Located close to the A92 central Fife link road, Dundee lies c.18 miles to the northeast while Dunfermline and the M90 motorway are 28 miles to the southwest.

The village benefits from train services running on the east coast mainline between Edinburgh and Aberdeen.

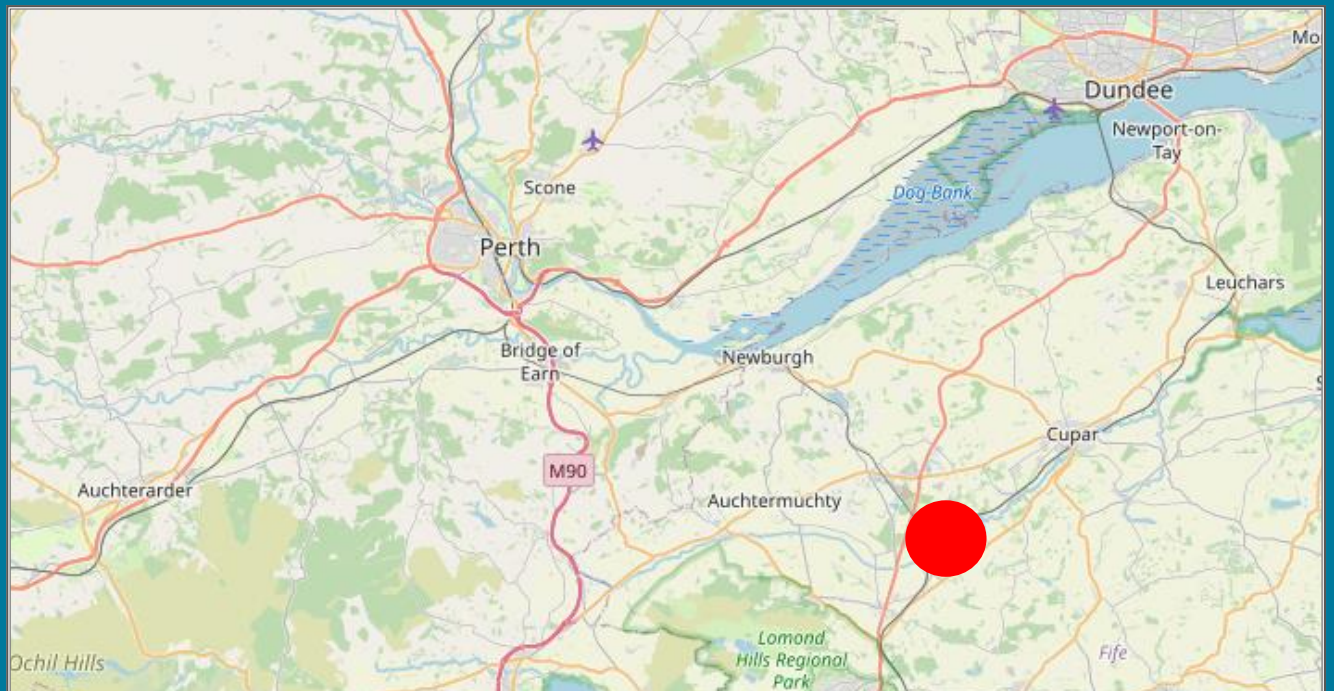
Gladstone Place lies to the south of the village, to the west of Church Street and two minute's drive from both the A92 and Ladybank Train Station.

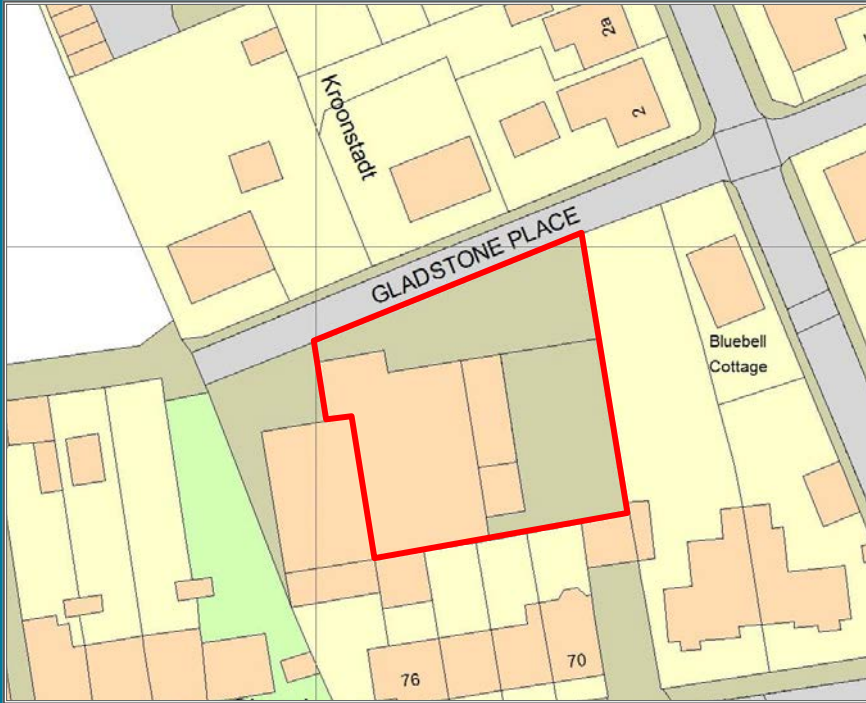
Description

The property is a workshop of steel frame construction with brick/block infill to the elevations under a pitched cement asbestos roof. Two storey office accommodation has been created to the western side of the property and fitted out to a high standard.

The workshop provides 4m eaves, rising to 6m at the apex, with ground level loading via an electrically operated roller shutter door.

A secure yard area is located to the east side of the unit with dedicated car parking facing on to Gladstone Place.

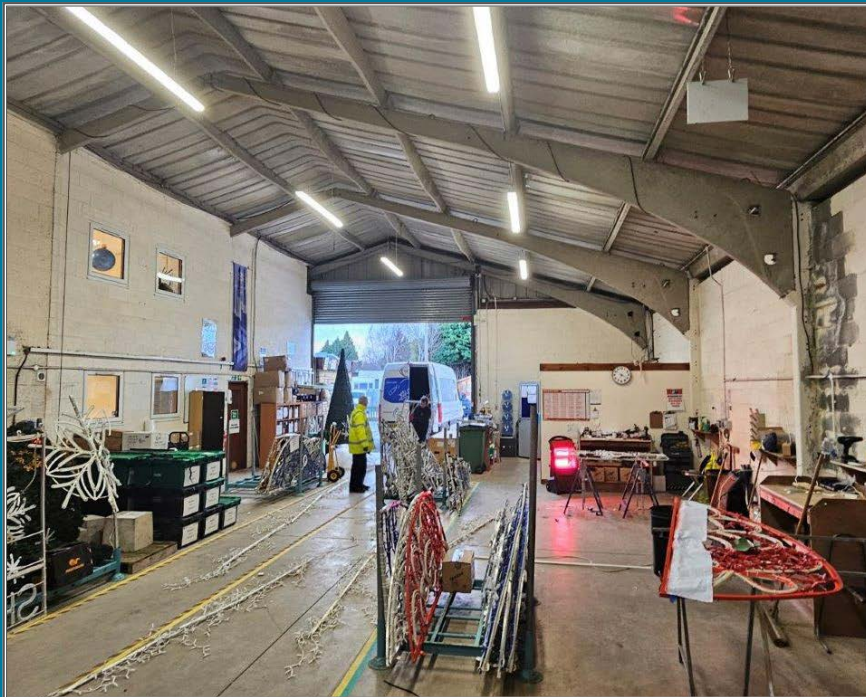




Accommodation

Once completed, the units will provide the following gross internal areas:

	SQ M	SQ FT
Workshop	235.93	2,540
GF Offices	149.8	1,612
1F Offices	117.7	1,267
TOTAL	503.43	5,419



Terms

Offers are sought for the purchase of our client's heritable interest in the property. Further details are available on application to the sole letting agents.

VAT

The property is elected for VAT and as such will be applicable at the prevailing rate.

Rateable Value

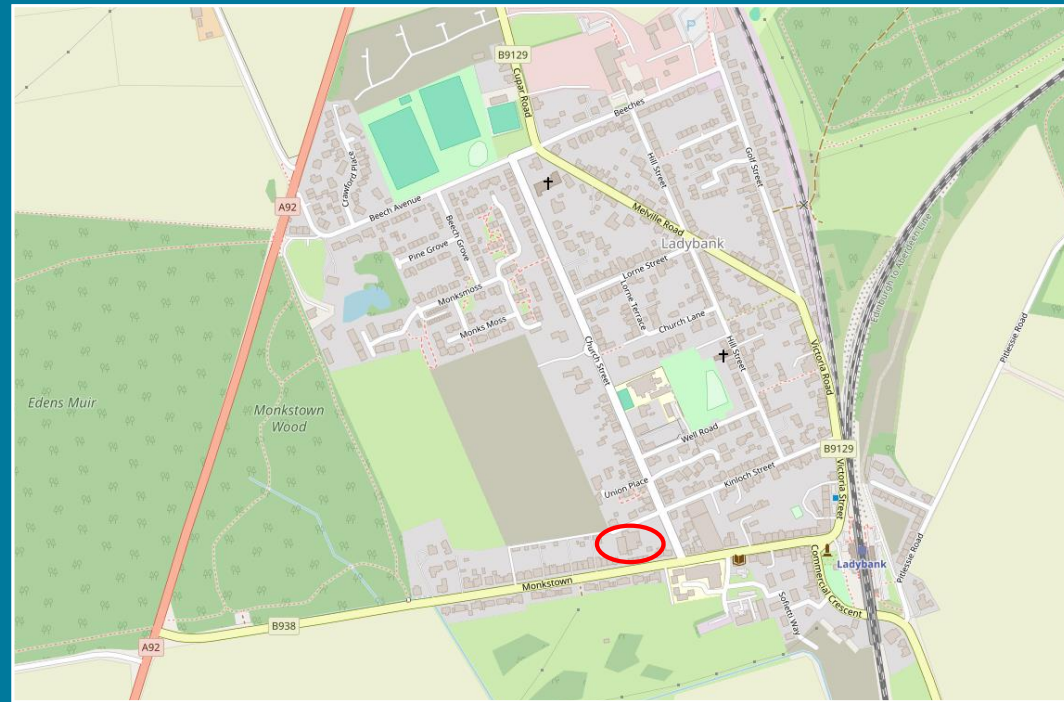
The property has been entered into the Valuation Roll with a rateable value of £14,200.

Energy Performance Certificate

A copy of the EPC can be provided on request.

Legal Costs

Each party will be responsible for the own legal costs in dealing with the transaction however in the purchaser will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.



Viewing & Further Information

For further information or to discuss your requirements in greater detail, please contact:

Howard Brooke

T: 07973 540528

E: h.brooke@andrewreillyassociates.co.uk

Louise Reilly

T: 07856 413476

E: l.reilly@andrewreillyassociates.co.uk



ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.