

RETAIL UNIT

- > DOUBLE FRONTED TRADITIONAL RETAIL UNIT WITH STORAGE TO REAR
- > HIGH STREET LOCATION ON BUSY THOROUGHFARE WITH ON STREET PARKING NEARBY
- > OFFERS OVER £10,000 PER ANNUM INVITED
- > 96.89 SQ M (1,043 SQ FT)



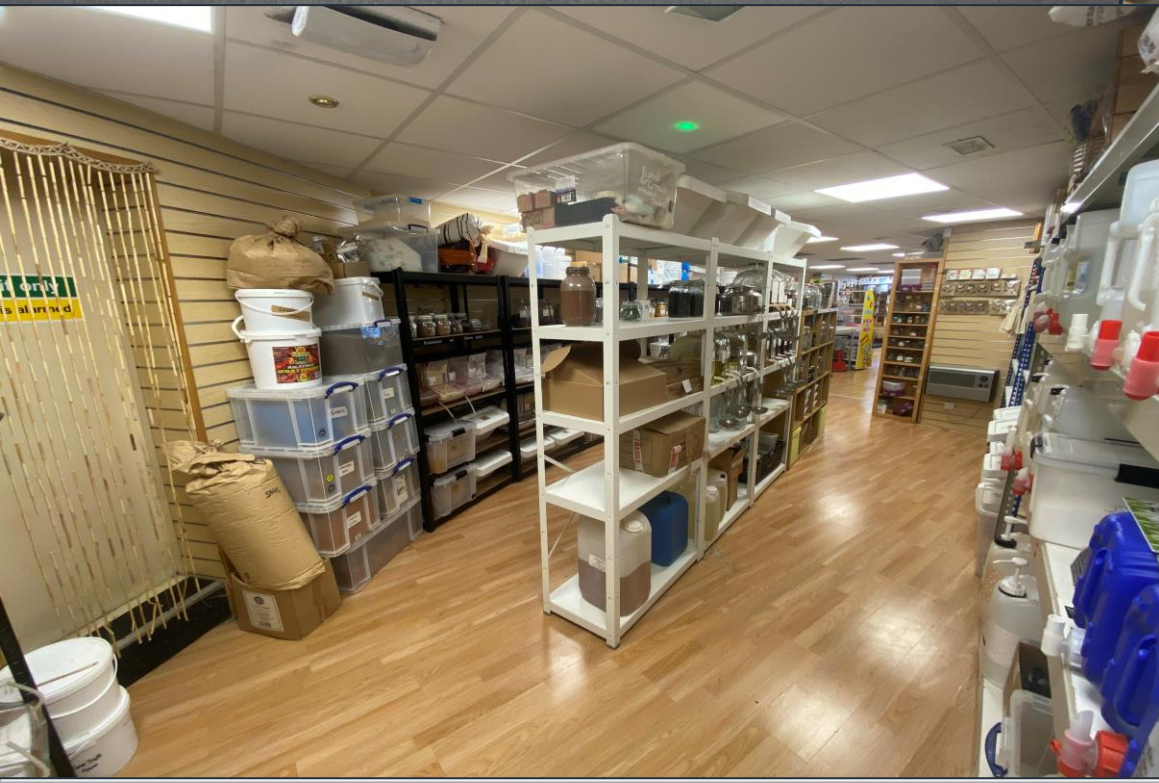
TO LET

135 HIGH STREET, BURNTISLAND, KY3 9AA

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LOCATION

Burntisland is a Royal Burgh in Fife situated on the northern shore of the Firth of Forth approximately 7 miles to the southwest of Kirkcaldy and 12 miles east of Dunfermline. It benefits from a mainline railway station and is situated on the Fife Circle line with regular services to all of Fife’s other principal towns and Edinburgh. It is situated on the A921 trunk road which connects into the M90 approximately 8 miles to the west via the towns of Aberdour, Dalgety Bay and Inverkeithing. Burntisland has a resident population estimated to be in the region of 6,500 persons.

The subjects are situated on the North side of High Street, which is the principal retailing thoroughfare in the town centre. The immediate vicinity of the subjects comprises principally commercial uses at ground floor level and, typically, residential uses on the upper floors of buildings of a similar nature to the subjects. Nearby occupiers comprise a mix of local retail, café/takeaway and office occupiers.

PROPERTY

The subjects comprise a traditional double fronted retail unit with sales and storage accommodation over ground floor.

ACCOMMODATION	m ²	ft ²
Ground Floor	96.89	1,043

RENT

Our client is seeking offers over £10,000 per annum for a negotiable term of years.

BUSINESS RATES

We have been advised the premises have been entered into the Valuation Roll at;

Ground Floor Retail: £7,100.

UBR 2024/2025: £0.498

The subjects qualify for up to 100% rates relief via the small business bonus scheme.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VAT

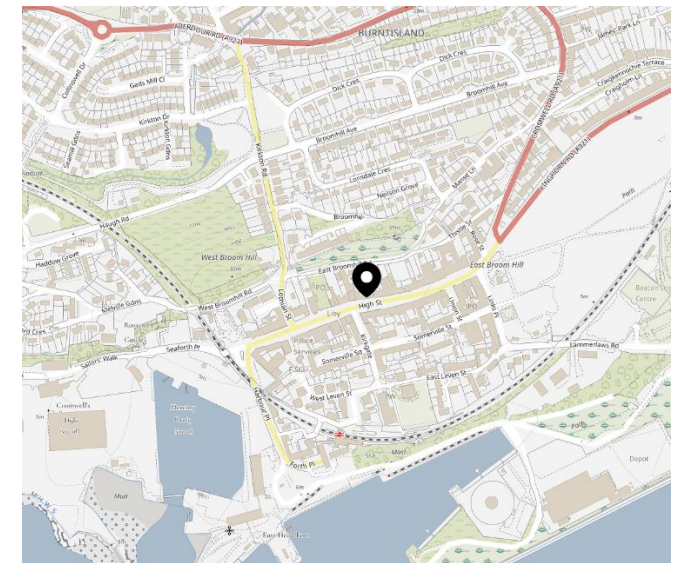
All prices, premiums and rents quoted are exclusive of VAT, which may be applicable.

LEGAL COSTS

Each party to bear their own legal costs in the connection with this transaction with the ingoing tenant responsible for any LBTT, Registration dues and VAT thereon.

EPC

Awaiting confirmation.



For further information or viewing arrangements please contact the marketing agents:

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J & E Shepherd 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 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd 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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

