TO LET
OFFICE/STORAGE UNIT

GRAHAM SIBBALD



7-11 Strathore Road, Thornton, Kirkcaldy, KY1 4DU

- Grade C-listed property
- Fully surfaced site with parking
- 138.26 sq m (1,488 sq ft)

LOCATION

The subjects are located to the west of the village of Thornton. Thornton itself lies between the towns of Kirkcaldy and Glenrothes and stands between the River Ore and Lochty Burn.

More specifically, the subjects are located on Strathore Road, lying towards its eastern extent within close proximity to the high street. A small range of local amenities can be found within Thornton with a wider range being located within Glenrothes, a short distance to the north.



Thornton lies within close proximity to the A92 which connects to the M90 and the rest of Scotland's motorway network beyond. The village has its own railway station known as Glenrothes with Thornton.

DESCRIPTION

The subjects comprise a single storey former school building of solid stone construction set beneath a multi-pitched slate clad roof. It has a surfaced site with stone boundary walls.

Internally, the subject is arranged to provide areas of open-plan space and some cellular rooms, as well as toilet/bathroom and kitchen facilities. The subject would benefit from internal renovation.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Gross Area basis:

138.26 sq m (1,488 sq ft).

RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of 5,300 and £3,000 respectively.

RENTAL PRICE

Rental price on application.

LEGAL COSTS

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.



VAT

All costs are exclusive of VAT. Interested parties should satisfy themselves as to the payment of VAT.

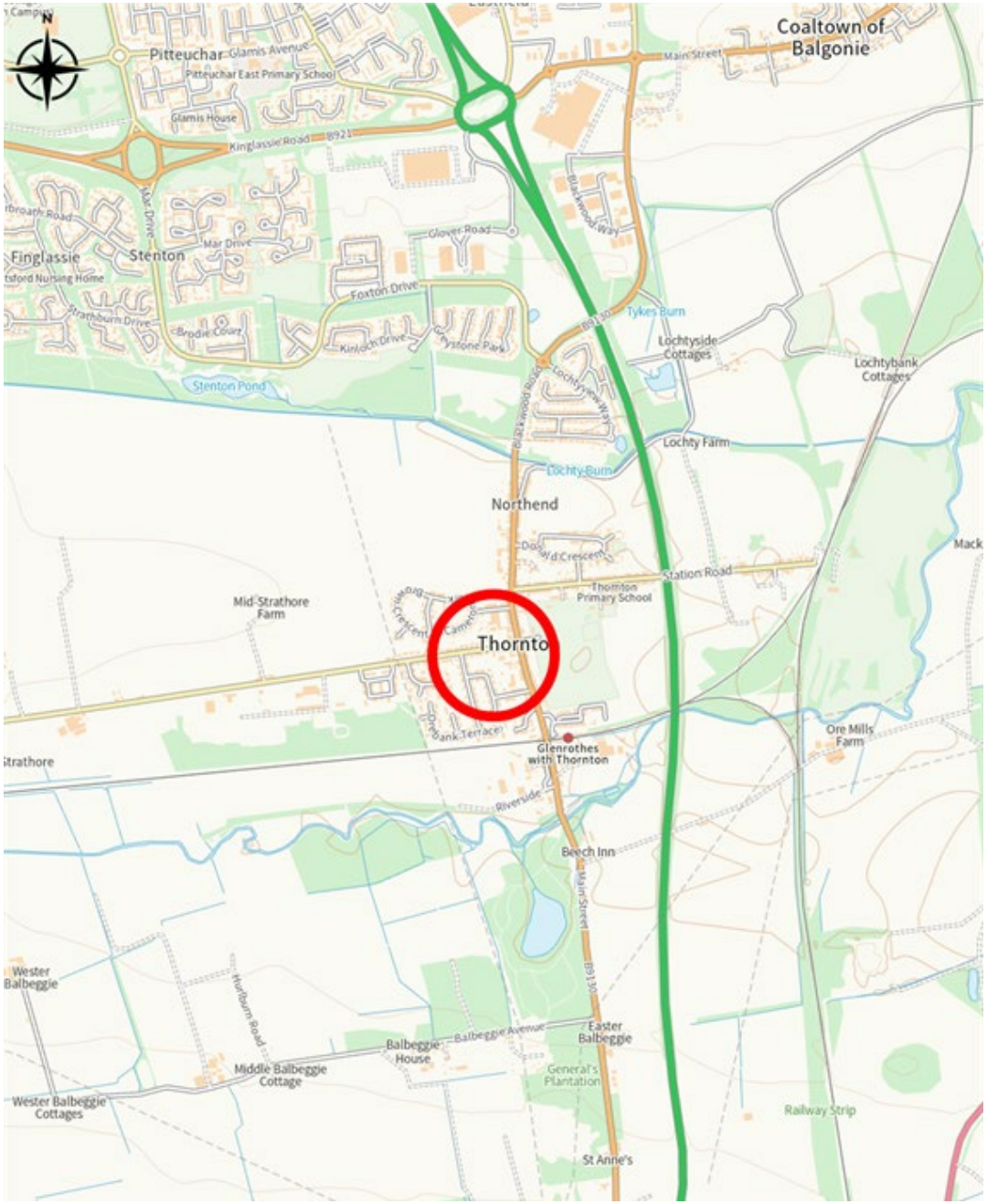
EPC

The EPC is available upon request.

VIEWINGS

By appointment with the marketing agents.





To arrange a viewing please contact:



LINDA FORD
Property Agent
linda.ford@g-s.co.uk
07810 417 738



DUNCAN FRASER
Director
duncan.fraser@g-s.co.uk
07769 377 431

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. Date Published: June 2026

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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.