DM HALL

For Sale

Class 1A Premises



296 - 298 High Street, Methil KY8 3EJ

1,477.99 sq ft
(137.31 sq m)

- Town centre retail opportunity
- Prominent corner position
- Comprises 2 interlinked retail units
- Net Internal Area 137.31 sq m (1,482 sq ft)
- Combination of open plan and cellular accommodation
- Offers in excess of £70,000 are invited

LOCATION

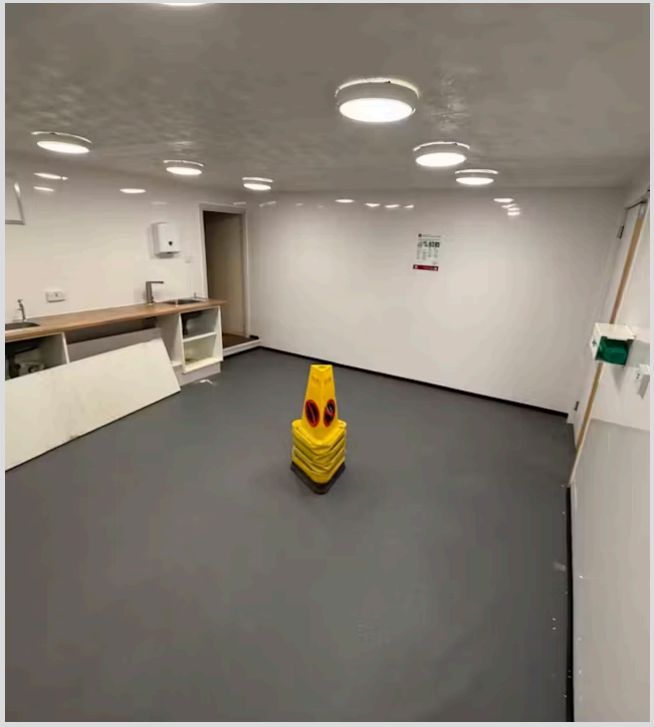
The property is situated in a prominent position on High Street in the Fife town of Methil. High Street is one of the main retail thoroughfares within Methil and is of mixed commercial and residential character.

Methil forms part of the Levenmouth conurbation of east central Fife and lies approximately 5 miles east of the town of Glenrothes and 7 miles northeast of Kirkcaldy. Levenmouth comprises the towns of Leven, Buckhaven and Methil together with other satellite villages.









DESCRIPTION

The property comprises ground floor retail premises which form part of a two storey end terraced building of brick construction.

The subjects consist of 2 interlinking retail units providing a combination of good quality open plan and cellular accommodation. The property has a single WC facility and a security alarm system and benefits from having large display windows with frontage to both High Street and South Grove.

FLOOR AREA

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition, The following area has been calculated.

Floor/Unit	sq ft	sq m
Ground	1,478	137.31
Total	**1,478**	**137.31**

SALE TERMS

Offers in excess of £70,000 are invited for the benefit of our client's heritable interest in the subjects.





EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

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

VAT

To be confirmed. The property is not VAT elected and therefore no VAT is payable on the purchase price.

NON-DOMESTIC RATES

Rates Payable: According to the Scottish Assessors' Association website, the subjects are noted to have a combined Rateable Value of £6,250 per annum. It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief. Further details are available at www.saa.gov.uk.

VIEWING & FURTHER INFORMATION

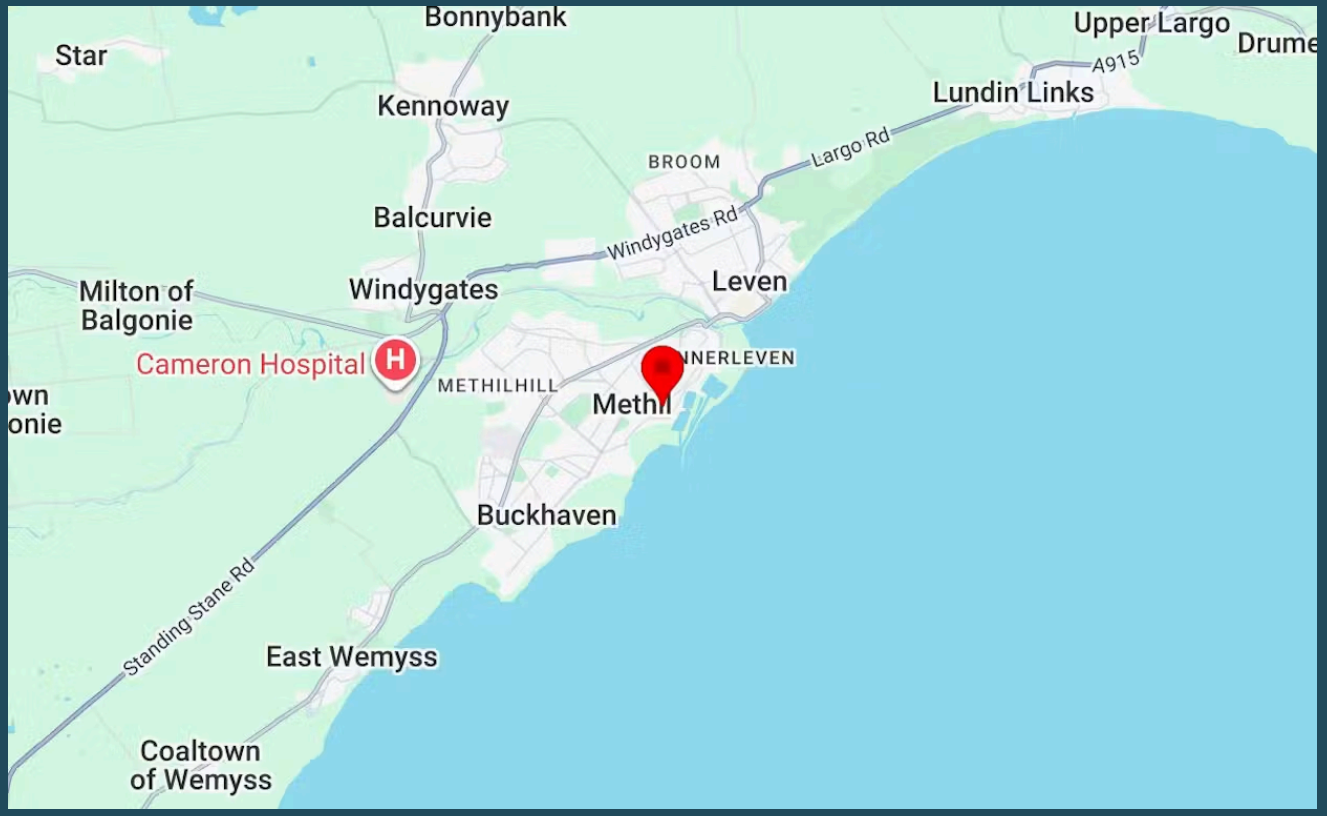
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS



Make an enquiry

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PROPERTY REF: ESA3298

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