DM HALL

To Let / For Sale

Class 1A Premises



337 High Street,
Cowdenbeath
KY4 9QJ

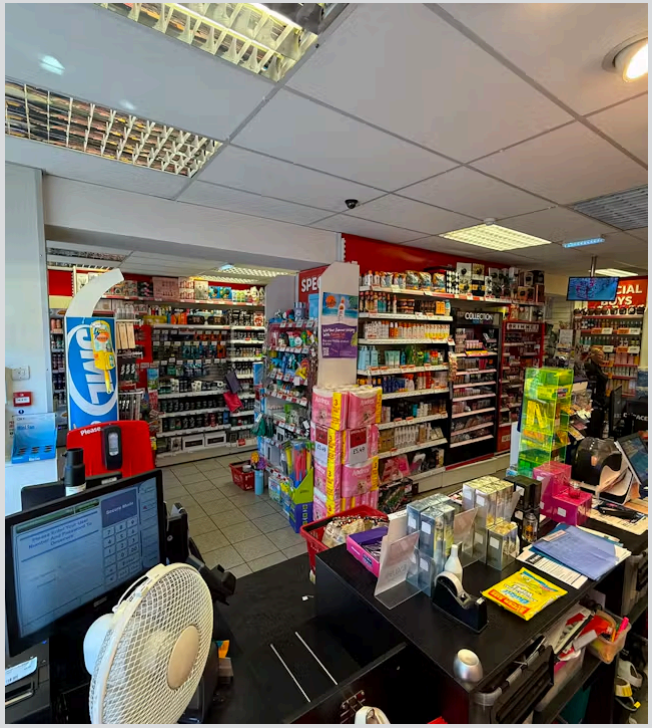
1,524.92 sq ft
(141.67 sq m)

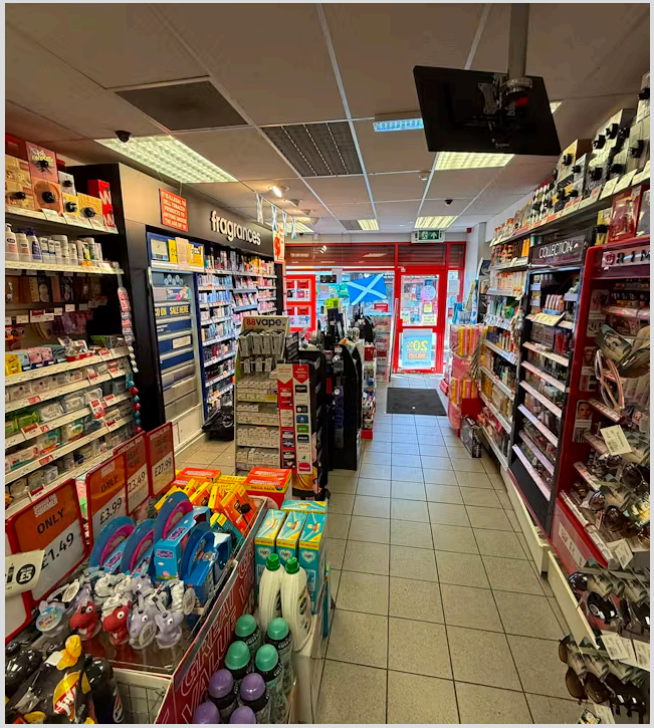
- Class 1A retail premises located within busy high street
- Benefits from high levels of pedestrian footfall and passing vehicular trade
- Suitable for a wide variety of class 1A uses
- For sale offers over £125,000 (exc. of VAT) for outright heritable purchase basis
- For lease offers over £15,000 per annum (exc. of VAT)
- Net internal area of 141.67 sqm (1,524.9 sq ft)

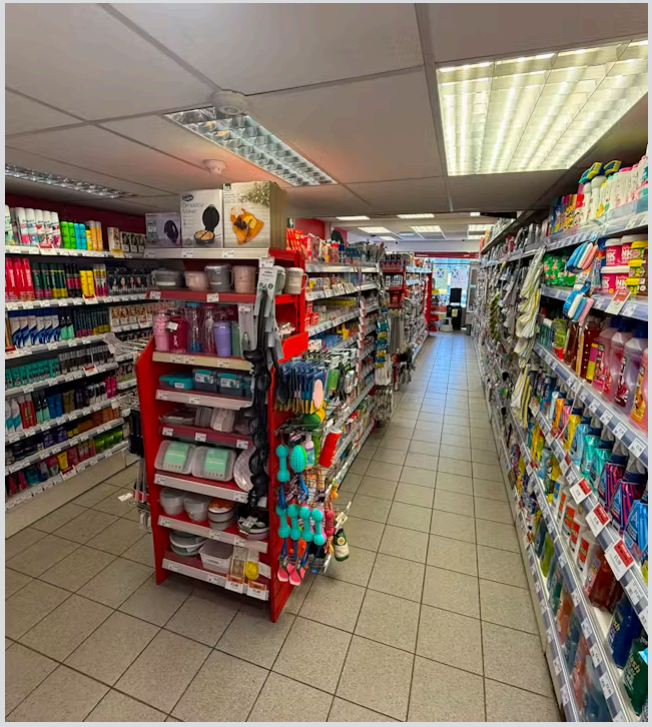
LOCATION

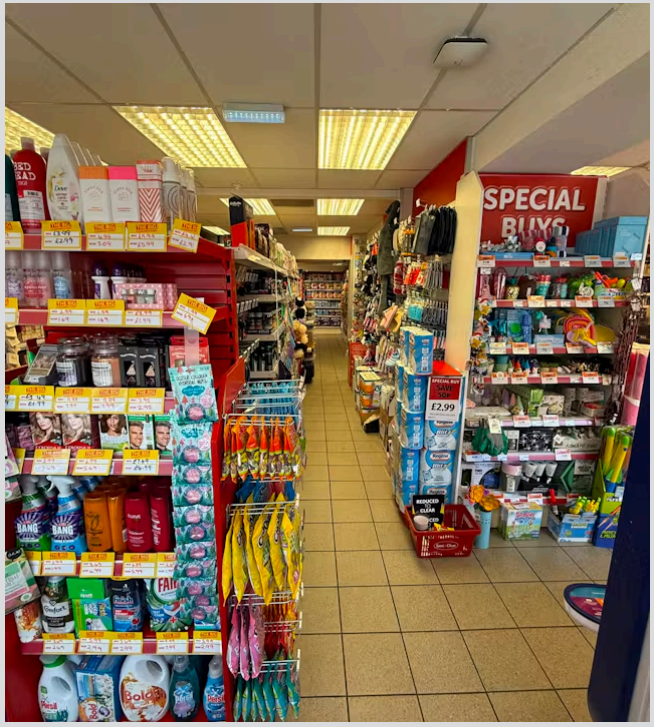
Cowdenbeath is a small town situated approximately 5 miles to the east of Dunfermline and 8 miles to the west of Kirkcaldy, in a strategic location close to the A92 East Fife Regional Road and within easy reach of the Forth Road Bridge. The town lies on the Fife Circular rail line connecting with Edinburgh and the rest of Fife's principal towns.

The subjects are specifically situated on Cowdenbeath High Street on the east side of the thoroughfare within a section of the street which we would consider to be the busiest and indeed the primary retail pitch within the town. Surrounding users at ground floor level are predominantly retail in nature but there is also good representation of licensed trade and restaurant style properties. The High Street is a very busy traffic thoroughfare with a high volume of both footfall and vehicular traffic.









DESCRIPTION

The subjects under report comprise traditional town centre retail accommodation provided over the ground floor of a terraced building of traditional brick construction. The property is surmounted by a single pitched, slate clad roof which also has flat sections to both front and rear, whilst there is a two storey section over part of the rear accommodation the upper floors of which, for the avoidance of doubt, do not form part of this report. The subjects would originally have consisted of two individual retail units of traditional layout and design and these have been amalgamated to form a single, larger shop.

To the front elevation, the subjects benefit from a fully glazed PVC framed shop front incorporating the single public access door and steel roller shutter protectors. There is a painted render finish to the rear exterior and rainwater goods were noted to be of a cast iron and PVC nature.

Internally, the accommodation is provided over a solid concrete floor with a tiled finish to the front sales area which is of an open plan nature and a painted but worn finish to the floor within the rear store, staff and ancillary areas.

As stated, the main sales element of the accommodation is open plan and the walls are entirely lined in proprietary shop fit and shelving. Timber stud partitions create the ancillary areas to the rear and these are of a more basic nature. The front sales area benefits from a suspended ceiling grid incorporating fluorescent strip light fitting and air conditioning units, whilst the ceilings to the rear are of suspended timber and plasterboard with painted finish with some sections of painted timber cladding and a small area of suspended grid.

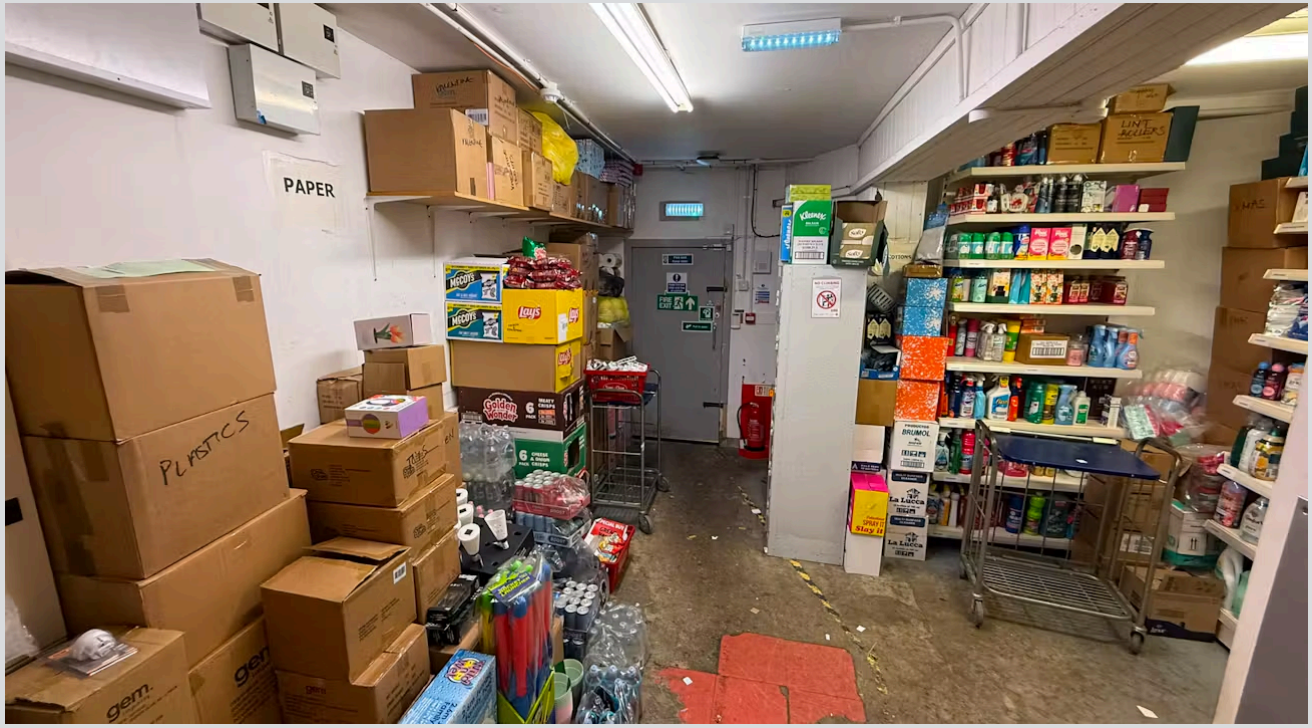
FLOOR AREA

The accommodation comprises the following areas:

Description	sq ft	sq m
Retail Unit	1,525	141.67

SERVICES:

We understand the subjects benefit from mains electricity, water and sewage.







SALE TERMS:

We are seeking offers over £125,000 (exc of VAT) for the outright purchase of our client's heritable interest (Scottish equivalent of English freehold).

LEASE TERMS:

We are seeking offers over £15,000 per annum for a new FRI lease on the premises

EPC

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

NON-DOMESTIC RATES

Rates Payable: We understand the subjects has a rateable value of £12,100. Further information can be obtained from the Scottish Assessors Association Website.

VIEWING & FURTHER INFORMATION

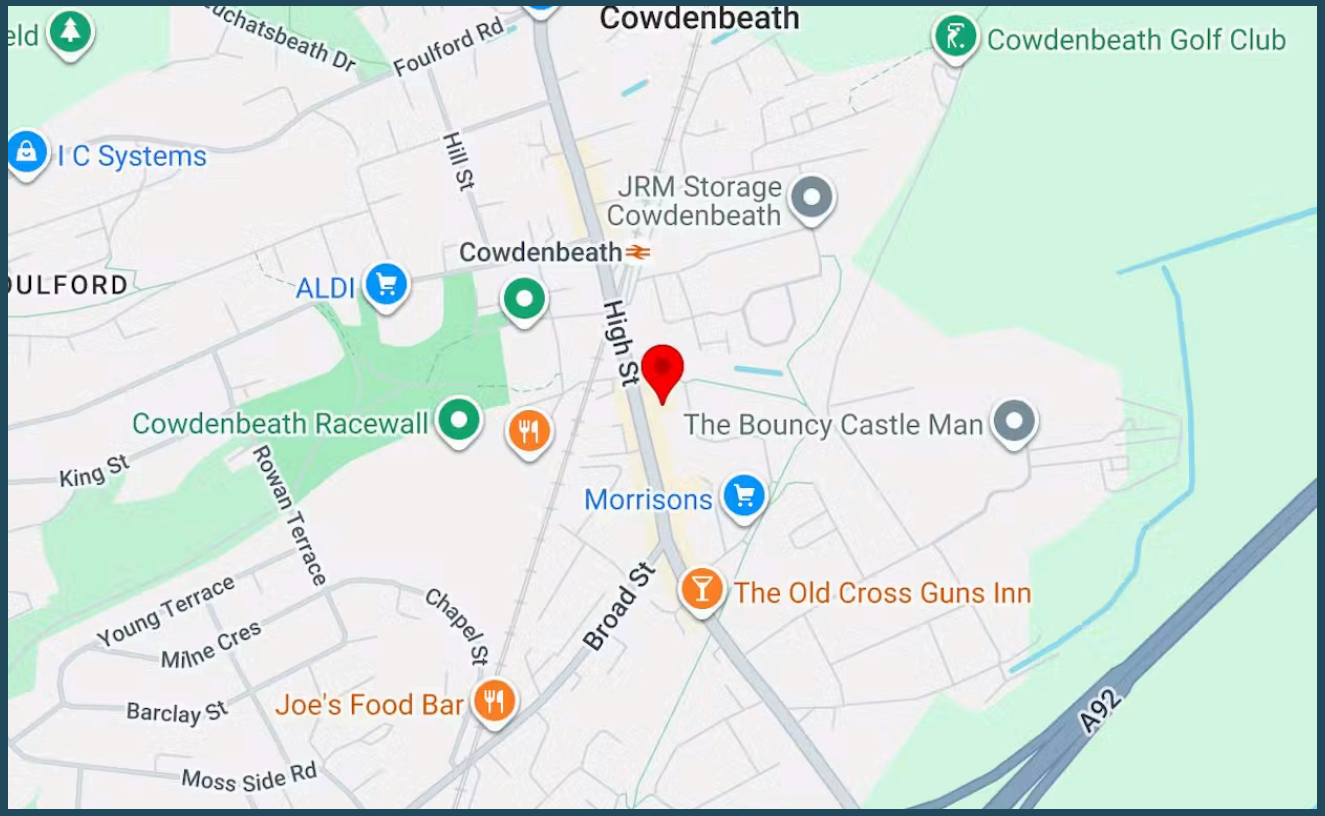
Strictly by contacting the sole agents.

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

Roddy Craig
07721449437
roddy.craig@dmhall.co.uk

Justin Akugbo
07880 151366
justin.akugbo@dmhall.co.uk

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PROPERTY REF: ESA3930

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