BRITTON PROPERTY

Investment For Sale

82 High Street
Markinch, Fife KY7 6DQ



Attractive suburban investment
Let on FRI lease on Personal Name
Tenant spent substantial funds on new fit out
Rent: £19,340pa with annual RPI linked rent reviews – 2% collar and no cap
Expiry: 26th November 2030
Price: O/O £145,000 – VAT Free

Location

Markinch is both a village and a parish in the heart of Fife, Scotland. Located some 2 miles of Glenrothes and some 20 miles south west from St Andrews. Road communications are via the A911 to the south, giving direct access to the A92 to the west.

Markinch Railway Station is situated 385m from the property and offers regular ScotRail services on the Edinburgh–Aberdeen line with connections to Edinburgh and Fife destinations.

The property is situated on the eastern side of High Street, close to its junction with Brunton Road in a predominantly residential area and occupiers close by include a range of local businesses.

Accommodation

The property comprises a ground floor commercial unit set within a mixed-use traditional development surmounted by a pitched roof.

The property benefits from a prominent frontage with recessed entrance door leading to an open plan salon area with partitions at the rear to form stores, tea prep and w.c facilities.

The premises extend to the following approximate areas:

Ground Floor: 1,034 sq ft / 96.06 sqm

Tenancy

Let to a Private Individual until 26th November 2030 on a FRI lease at a passing rent of £19,340pa. There are annual RPI linked rent reviews (2% collar and no cap).

Price

Offers over £145,000

EPC

On application

Legal Costs

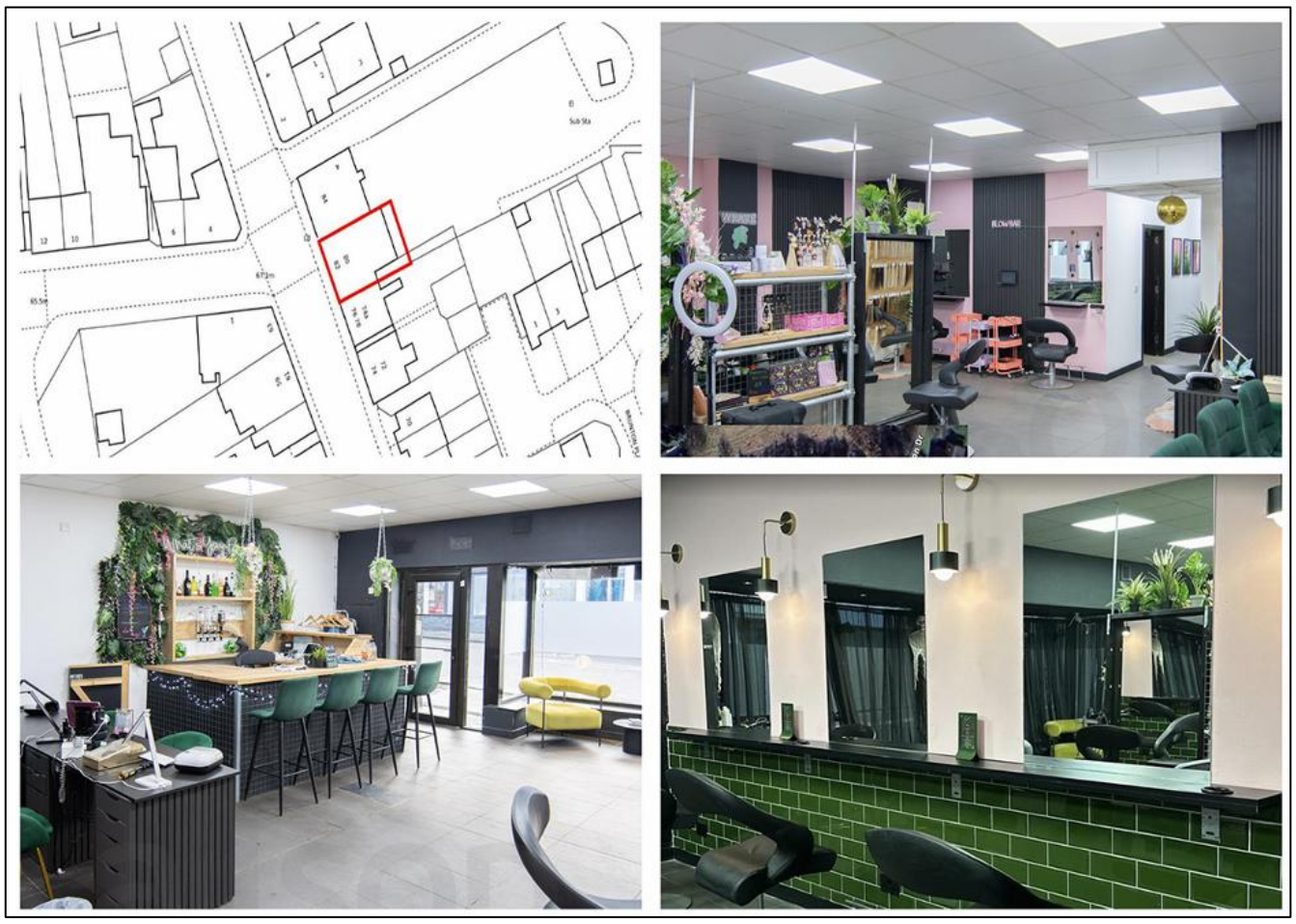
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon

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Viewing strictly by appointment with BRITTON PROPERTY -

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