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PROPERTY CONSULTANTS

CMS Estate & Letting Agency

INDUSTRIAL UNIT, SOUTH WYND, COLINSBURGH KY9 1LX

TO LET

- LARGE INDUSTRIAL UNIT WITH SECURE YARD
- LEASE FROM £20,000 PER ANNUM PLUS VAT
- 6,745 FT²
- ROOF TO BE REFURBISHED

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LOCATION

Colinsburgh is an established village in the East Neuk of Fife, situated approximately 10 miles south-east of Cupar and within easy reach of St Andrews, Glenrothes and Kirkcaldy. The village benefits from a strong local community and serves a wider rural catchment area, making it an attractive location for a range of commercial and service-based occupiers.

The village enjoys convenient access to Fife's road network, linking to the M90 motorway and Scotland's major cities. Surrounded by attractive countryside and close to the popular coastal destinations of the East Neuk, Colinsburgh offers a well-connected and appealing business environment within one of Scotland's most desirable regions.

The subjects are located on the eastern side of South Wynd close to its junction with Main Street.

DESCRIPTION

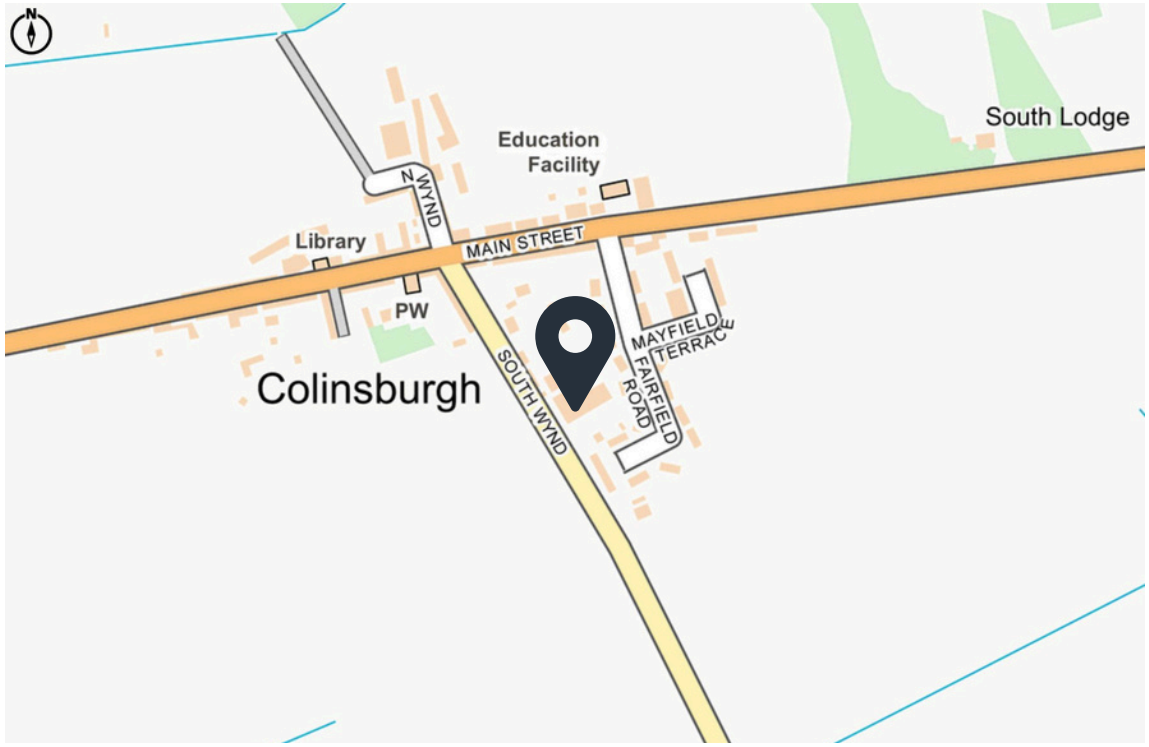
The subjects comprise a large open plan workshop of brick construction surmounted by a curved roof overlaid in corrugated metal sheeting. An office and w.c could be formed at the front of the property.

Externally the property benefits from a private front car park together with a large secure yard area to the side.

Our client is looking to replace the current sliding door with a new roller shutter door.

PROPOSAL

Lease from £20,000 for a new FRI lease.



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FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

626.6m²/6,745ft²

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Fife Council Planning Department.

RATING

The unit requires to be reassessed, please contact the local rating office for further details.

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

DISCLAIMER

Falconer Property Consultants 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 only 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants 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. Published June 2026.

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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

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