

STORAGE

FOR SALE



- **STORAGE/PRODUCTION UNITS**
- **TWO UNITS OF 1,774.08 SQ M (19,096 SQ FT) EACH**
- **SECURE OUT OF TOWN LOCATION**
- **AVAILABLE INDIVIDUALLY OR AS A WHOLE**

**STRATHRUDDIE NR. KINGLASSIE,
FIFE, KY5 0UA**

ara
Andrew Reilly Associates
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Location

Kinglassie is a village in central Fife., located approximately 2 miles southwest of Glenrothes, 3.5 miles northeast Cardenden and lies in close proximity to the A92 central Fife link road, accessed via the nearby B922 and providing connectivity to the M90 motorway at Dunfermline. The Queensferry Crossing is approximately 15 minutes’ away by car, providing access to the central belt and the sider motorway network.

Strathruddie Farm lies on the outskirts of Kinglassie and the subject premises lie in close proximity to the junction of the B921 and B9097 north of Auchterderran.

Description

The available accommodation is formed from two identical units of timber framed construction under a pitched roof. Elevations are formed from a combination of block, metal profile and timber cladding. The units are accessed via a private road from the B9097.

Internally, the units are presently divided in to 3 sections with concrete flooring and eaves height of 2.5m, rising to 5.5m at the apex.

The properties are suitable for a variety of uses, subject to obtaining the necessary planning consents.

Accommodation

The property has been inspected and the following gross internal areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition):

	Sq M	Sq Ft
North Unit	1,774.08	19,096
South Unit	1,774.08	19,096
Total	3,548.16	38,192



Rateable Value

The units will need to be reassessed for non-domestic rating purposes. Enquiries regarding business rates should be directed to Fife Assessors in the first instance

Energy Performance Certificate

An energy assessment has been undertaken and a copy of the EPC can be provided on request.

Terms

The units are available individually or as a whole. Offers are invited for our client's heritable (freehold) interest. Further details are available on application to the sole marketing agents.

VAT

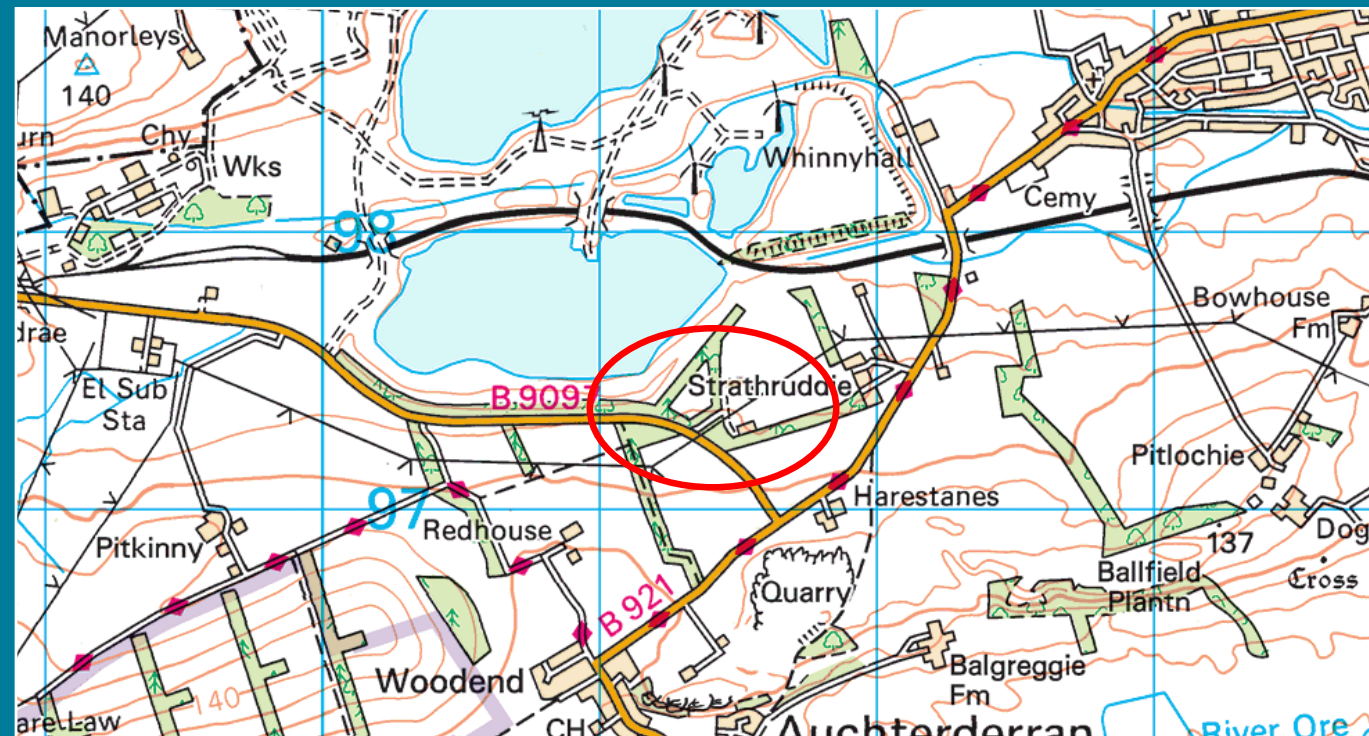
The property is elected for VAT and as such will be applicable at the prevailing rate.

Legal Costs

Each party will be responsible for the own legal costs in dealing with the transaction however the tenants will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.

Anti-Money Laundering

In order to comply with our obligations under anti-money laundering regulations we are required to undertake due diligence on prospective tenants which will include, but may not be limited to, proofs of identity, address and source of funding.



Viewing & Further Information

For further information or to discuss your requirements in greater detail, please contact:

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ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.