



FOR SALE



FALCONER
PROPERTY CONSULTANTS

**8 LOW ROAD,
AUCHTERMUCHTY
KY14 7AU**

- OFFERS OVER £250,000
- 3,963 SQFT
- INVESTMENT OPPORTUNITY
- ESTABLISHED TENANT

- POTENTIAL FOR SUB-DIVISION
IN FUTURE
- WELL LOCATED
- RECENTLY REFURBISHED

LOCATION

Auchtermuchty is a town in Fife, Scotland. It is beside Pitlour Hill and nine miles north of Glenrothes. Lying astride the A91 as it makes its way from the M90 towards Cupar and the heart of eastern Fife.

Auchtermuchty offers a good central location approximately 30 miles north of the Forth Road Bridge and within easy reach of Edinburgh, Glasgow, Dundee, Perth and St. Andrews. Aberdeen is only an hour and a half away by car and Inverness takes just over two hours.

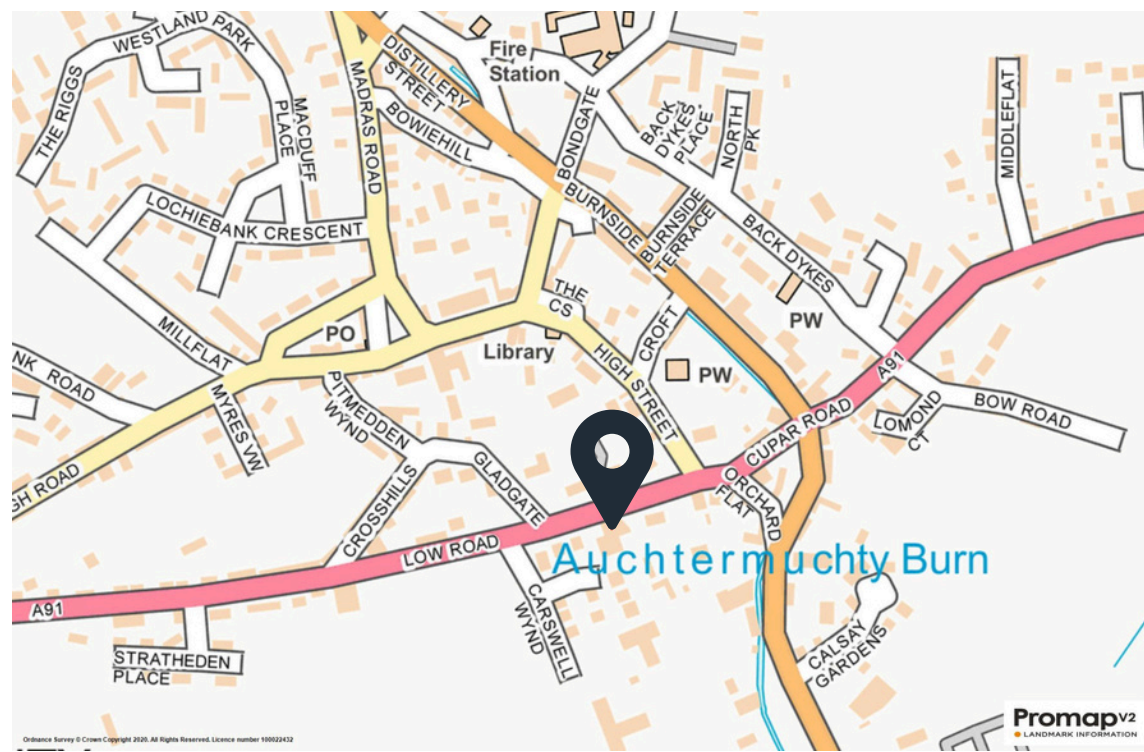
The subjects are located on the southern side of Low Road which is the main arterial road through Auchtermuchty.

DESCRIPTION

The subjects comprise a detached single storey industrial property of brick construction surmounted in part by a pitched and profiled sheet roof and part flat felt roof.

The property benefits from a private car park/yard.

Internally the property provides 2 workshop/storage areas with roller shutter doors together with road fronted office/retail space. The current tenant sub-leases parts of the building which includes a dog grooming business and storage unit.



PROPOSAL

Offers over £250,000 are invited for the heritable interest.

LEASE

The property is currently leased to The Preservation Company of Scotland Ltd and has recently had a 5-year full repairing and insuring lease extension agreed starting from the 28th February 2027 at an initial rent of £25,000 per annum. The rent will be reviewed from 28 February 2030 in line with compounded annual RPI, subject to a 2% annual collar.

The head tenant currently sub-lets the rear workshop area and part front retail area.

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 gross internal area (GIA):

TOTAL: 368.2m² / 3,963ft²

RATING

Please refer to www.saa.gov.uk



PLANNING

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

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 September 2026.



FALCONER

PROPERTY CONSULTANTS

VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

SANDY FALCONER

BSc (Hons) MSc MRICS

 **STIRLING:** 01786 234 000

 **PERTH:** 01738 230 200

 **EMAIL:** info@falconerproperty.co.uk

www.falconerproperty.co.uk