

# TO LET / FOR SALE

Daytime Café located on  
prominent High Street  
parade within  
Cowdenbeath Town  
Centre

Suitable for a variety of  
High Street uses (subject  
to planning)

£12,000 per annum /  
£125,000

86.41 Sq.M (930 Sq.Ft)

**CLASS 3 CAFÉ**



**343 HIGH STREET, COWDENBEATH, FIFE, KY4 9QJ**

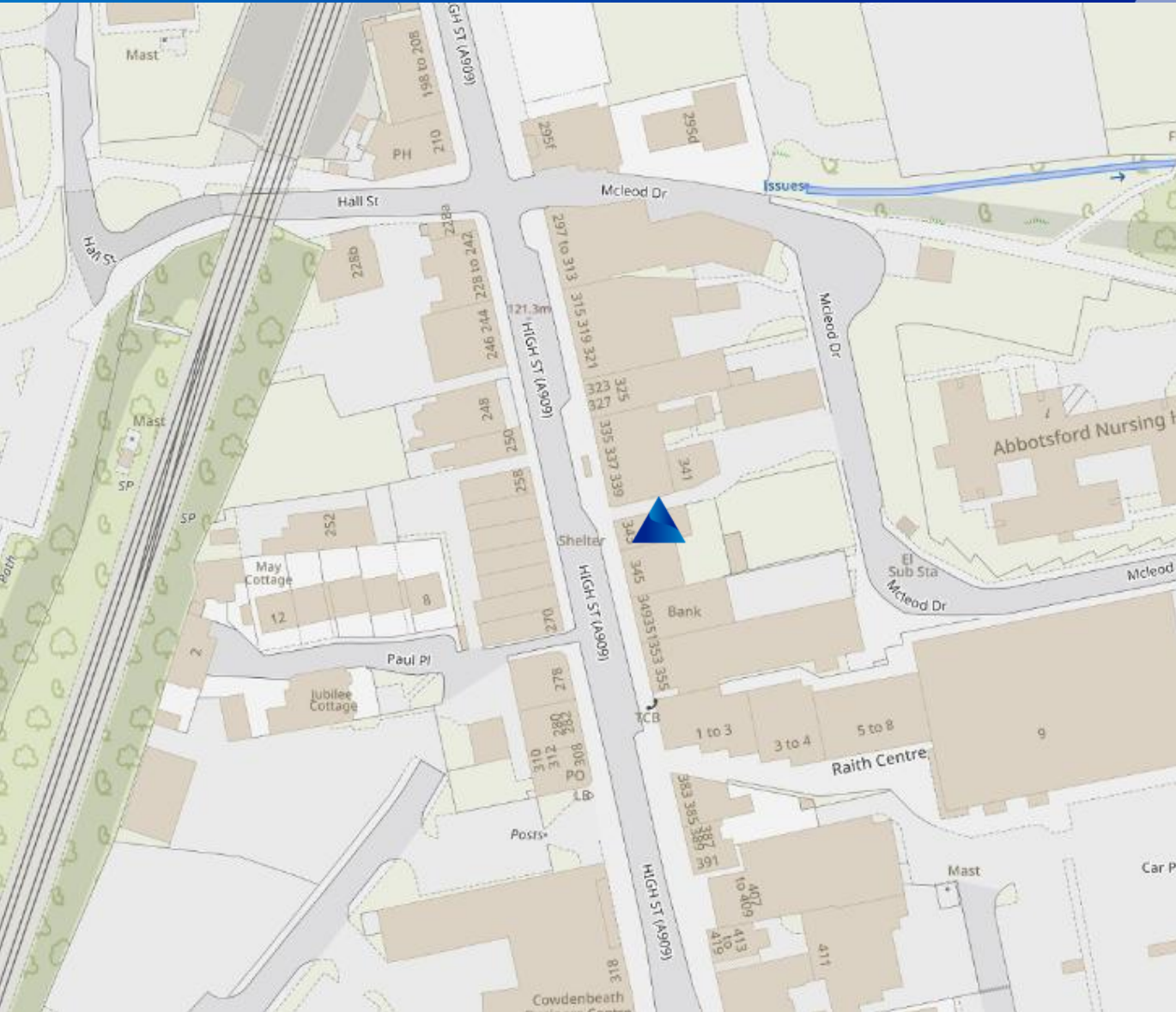
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# Location

343 HIGH STREET, COWDENBEATH



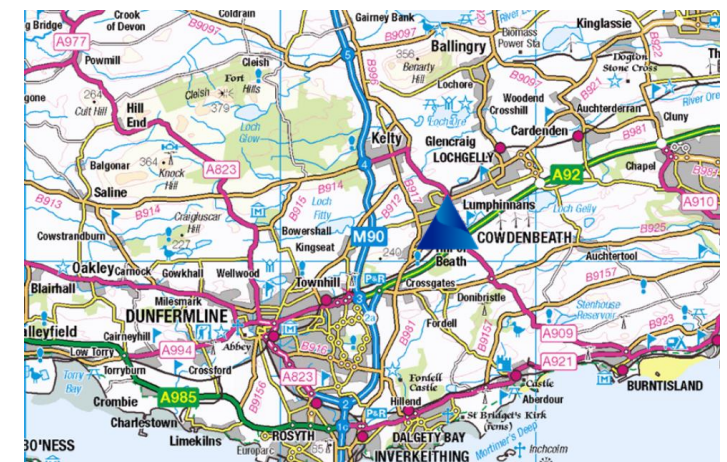
## LOCATION

Cowdenbeath is a town in west Fife situated approximately 5 miles to the northeast of Dunfermline and 10 miles to the west of Kirkcaldy. The town benefits from good transport links being situated adjacent to the A92 which is the main trunk road running through Fife and connecting to the town of Dunfermline with Glenrothes and Kirkcaldy to the east. Cowdenbeath has a resident population of 11,000.

The subjects occupy a central location on High Street, which forms the main retail centre and thoroughfare within the town. The main railway station for Cowdenbeath is situated nearby which benefits from daily services to and from Edinburgh and the majority of Fife.

Surrounding properties comprise mainly commercial units at ground floor with a mix of commercial and residential uses on the upper levels.

Occupiers within the immediate vicinity include national retailers such as Boots, Card Factory, Semi-Chem alongside a number of local retail and leisure operators. Police Scotland and Fife Council also occupy offices nearby.



FIND ON GOOGLE MAPS



## DESCRIPTION

The subjects comprise a retail, unit which is currently operating as a daytime café, and is arranged over ground floor and contained within a single storey commercial property directly fronting onto High Street.

The café benefits from a large modern pvc framed glazed frontage with inset single entrance door and level access from High Street.

Internally the subjects are largely open plan with a customer seating area for around 25 covers and an open kitchen/prep area and separate counter area.

To the rear there are male, female and disabled toilet facilities along with storage rooms.

## PLANNING

The subjects have operated as a daytime café for a number of years.

Interested parties are encouraged to make their own enquiries regards proposed use to the local planning department.

## ENERGY PERFORMANCE CERTIFICATE

Full EPC details on request.

## LEGAL COSTS

Each party shall be responsible for their own legal costs with the purchaser/tenant being responsible for any LBTT, registration dues and VAT thereon.

## ACCOMMODATION

| Description         | Sq.M         | Sq.Ft      |
|---------------------|--------------|------------|
| Ground Floor - Café | 86.41        | 930        |
| <b>TOTAL</b>        | <b>86.41</b> | <b>930</b> |

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

## RATEABLE VALUE

£9,700.

The rates multiplier for 2026/2027 is 48.1p.

The subjects qualify for up to 100% small business rates relief. Please call for details.

## VAT

No VAT is payable on the annual rent or purchase price.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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