TO LET / MAY SELL

OFFERS INVITED TO PURCHASE

POTENTIAL CAFÉ / TAKEAWAY

PLANNING CONSENT SECURED FOR CLASS 3 AND HOT FOOD TAKEWAY USE

UP TO 100% SMALL BUSINESS RATES RELIEF AVAILABLE

102.80 SQ M
(1,107 SQ FT)

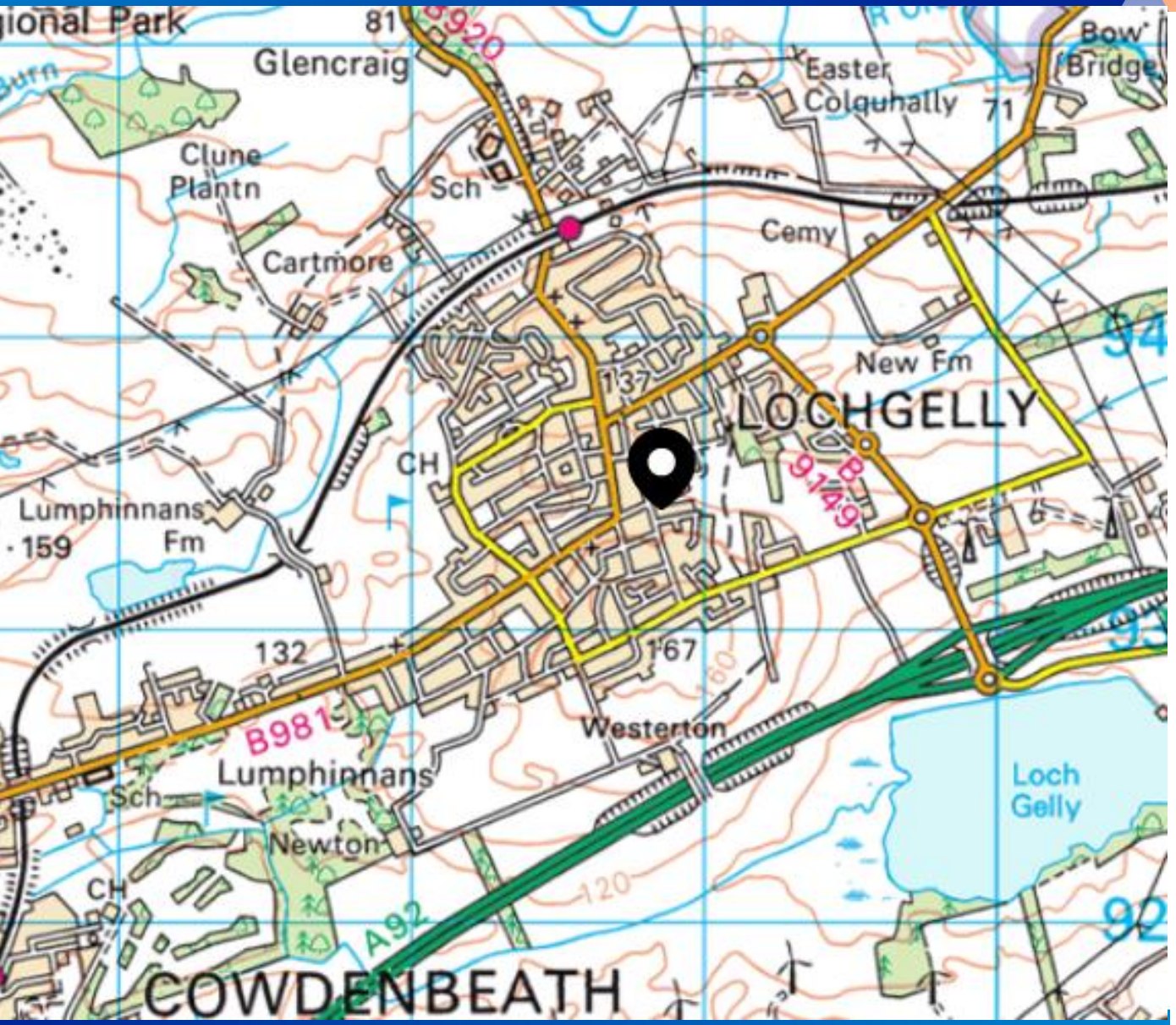
RENT OFFERS OVER £10,000 PER ANNUM

142-146 MAIN STREET, LOCHGELLY, KY5 9JR

CONTACT: **Gavin Russell** | g.russell@shepherd.co.uk | 01383 722337 | **shepherd.co.uk**

SHEPHERD COMMERCIAL

Location



FIND ON GOOGLE MAPS

LOCATION

Lochgelly is a former mining town in the south/mid Fife area with a resident population approaching 7,000 people.

The town is adjacent to the A92 link road which provides dual carriageway access to the M90 and Scottish motorway network. There is also a railway station which forms part of the Fife circle line providing a regular service to the surrounding Fife towns and Edinburgh.

The subjects are situated on the south side of Main Street midway between the junctions with High Street and Bank Street on the periphery of Lochgelly Town Centre.

The immediate vicinity of the subjects is a mixed commercial and residential location with retail and leisure uses nearby.

Floor Plan

142-146 MAIN STREET, LOCHGELLY

Description

DESCRIPTION

The subjects comprise a former bank premises arranged over ground floor of a two storey mid-terraced building with a single storey extension to the rear.

Internally the accommodation comprises a mix of an open plan retail space along with partitioned office/storage rooms. To the rear there is a strong room store, staff toilets and a kitchen area.

The subjects are suitable for a variety of retail or office uses and currently benefit from planning consent for conversion to a class 3 café/restaurant or hot food takeaway use.

Internal refurbishments will be required throughout.

ACCOMMODATION

	m^2	ft^2
Ground Floor	102.80	1,107
Total	**102.80**	**1,107**

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

The Detail

ASKING RENT / PRICE

Our client is inviting offers over £10,000 per annum for a negotiable term of years.

Initial Incentives are available subject to tenant covenant and length of lease.

Offers are also invited for our client's heritable interest.

RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £8,300.

The Unified Business Rate for 2026/2027 is 48.1p exclusive of water and sewerage.

The subjects qualify for up to 100% small business rates relief (subject to eligibility).

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC rating of G. Please call for more details.

VAT

The subjects have not been elected for VAT purposes and as such no VAT is payable on the annual rent or purchase price.

LEGAL COSTS

Each party shall be responsible for their own legal costs with the ingoing tenant/purchaser assuming responsibility for LBTT and Registration dues.

Get in Touch

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

Gavin Russell
g.russell@shepherd.co.uk

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Signature Building, 8 Pitreavie Drive,
Dunfermline, KY11 8UU
t: 01383 722337

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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J & E Shepherd 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 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd 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. PUBLICATION DATE MAY 2026

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