FOR SALE / TO LET

PRICE REDUCED – FIXED PRICE OF £60,000

RETAIL PREMISES

FORMER BUTCHER'S

100% RATES RELIEF AVAILABLE

ON-STREET CUSTOMER PARKING

NIA: 88.7 SQ. M. (955 SQ. FT.)

RENTAL OFFERS OF £5,000 P/A

FIXED PRICE OF £60,000

VIDEO TOUR

WHAT 3 WORDS

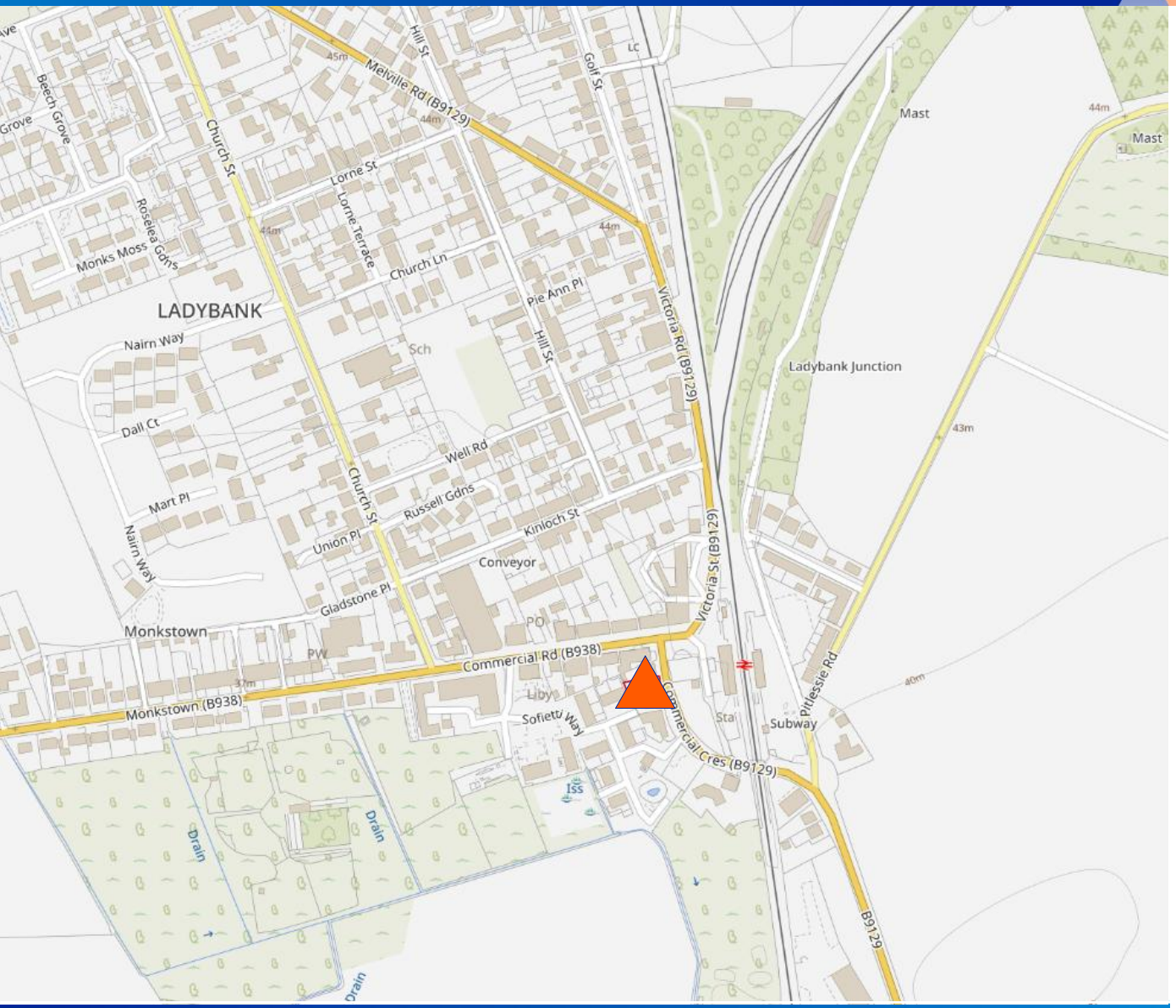
6 COMMERCIAL CRESCENT, LADYBANK, KY15 7JU

CONTACT: Jonathan Reid j.reid@shepherd.co.uk | 01382 878005

Jamie Hutcheon jamie.hutcheon@shepherd.co.uk | 01382 878005 | **shepherd.co.uk**

SHEPHERD COMMERCIAL

Location



LOCATION

Fife is a coastal area of Scotland situated between the Firth of Tay and the Firth of Forth with inland boundaries to Perth and Kinross and Clackmannanshire.

Fife has the third largest Local Authority area by population with a resident population of just under 360,000 which is dominated by the 3 principal towns of Dunfermline, Kirkcaldy and Glenrothes.

The property is situated within the centre of the small village of Ladybank which is located approximately 5 miles southwest of Cupar.

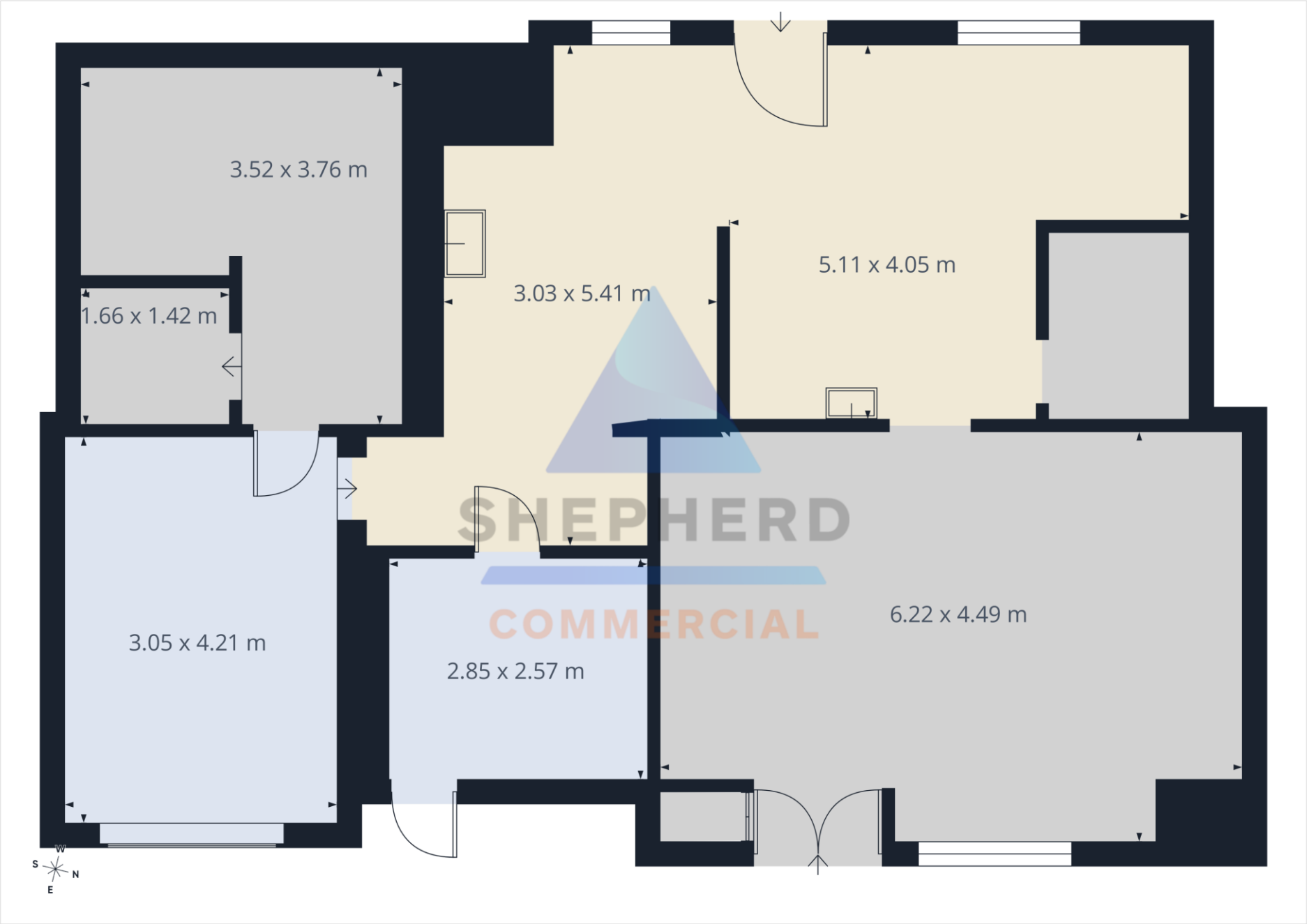
The village benefits from a mainline railway station which provides convenient transport links to the surrounding area and beyond.

The subjects occupy a prominent position on Commercial Crescent, a principal thoroughfare within the village.

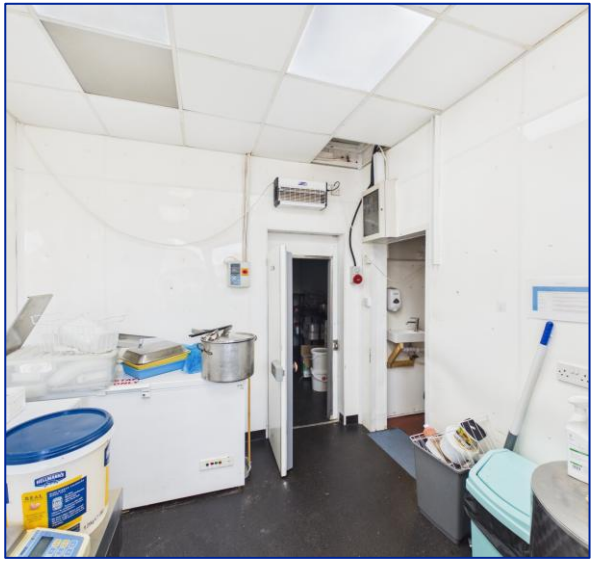
FIND ON GOOGLE MAPS

Floor Plans

6 COMMERCIAL CRESCENT, LADYBANK, KY15 7JU



Description



DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a 2-storey mid terraced building within the centre of Ladybank.

The main walls are of stone construction whilst the roof over is pitched and clad in slate.

The subjects benefit from a large glazed display frontage onto Commercial Crescent.

Internally the property is configured as a butchers however it would suit a variety of uses subject to the appropriate consent.

ACCOMMODATION

	m^2	ft^2
Ground Floor	88.7	955
Total	**88.7**	**955**

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).

The Detail

RENTAL

Our client is inviting rental offers of £5,000 per annum.

PRICE

Our client is inviting offers at £60,000.

RATEABLE VALUE

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

Butchers: £8,700.

Butchers Store: £900.

The unified business rate for 2025/2026 is 49.8p.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

Get in Touch

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

Jonathan Reid
j.reid@shepherd.co.uk

Jamie Hutcheon
jamie.hutcheon@shepherd.co.uk

Shepherd Chartered Surveyors
13 Albert Square, Dundee DD1 1XA
t: 01382 878005

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.

shepherd.co.uk

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 **SEPTEMBER 2026**

SHEPHERD
COMMERCIAL