

**FOR SALE**  
**321 HIGH STREET**  
**COWDENBEATH KY4 9QJ**  
**ON THE INSTRUCTIONS OF GREGGS**

**crichtonproperty**  
consultancy

Chartered Surveyors & Commercial Property Consultants

**LOCATION**

Cowdenbeath lies 5 miles east of Dunfermline, and on the A92 linking to Kirkcaldy and wider Fife area. The town has a resident population of circa 12,000 persons as well as enjoying a wider catchment area.

The subjects are located in a prime position on the east side of High Street close to Optical Express, Semi Chem, Iceland and Boots.

**DESCRIPTION**

The subject comprise a single storey ground floor unit under a pitched and slated roof.

**ACCOMMODATION**

We estimate the property has the following approximate areas and dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Frontage	4.75 m	15 ft 0 in
Ground Floor Area	93.73 sq m	1,009 sq ft
Toilet accommodation is provided within the subjects.		

**PRICE**

Offers in excess of £85,000 are invited for our clients heritable interest.

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT incurred thereon.

**EPC**

A copy of the EPC report can be provided upon request.



**RATES**

We understand from our enquiries of the Scottish Assessors website that the premises have a rateable value of:

**RATEABLE VALUE** £7,500

CPC gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

**VAT**

VAT is not applicable.

**ENTRY**

By arrangement

**VIEWING**

All arrangements to view the premises are **STRICTLY** by prior arrangement.

**Consultants:**

**Contact:**

**Tel:**

**Mobile:**

**Email:**

**Web:**

**Crichton Property Consultancy**

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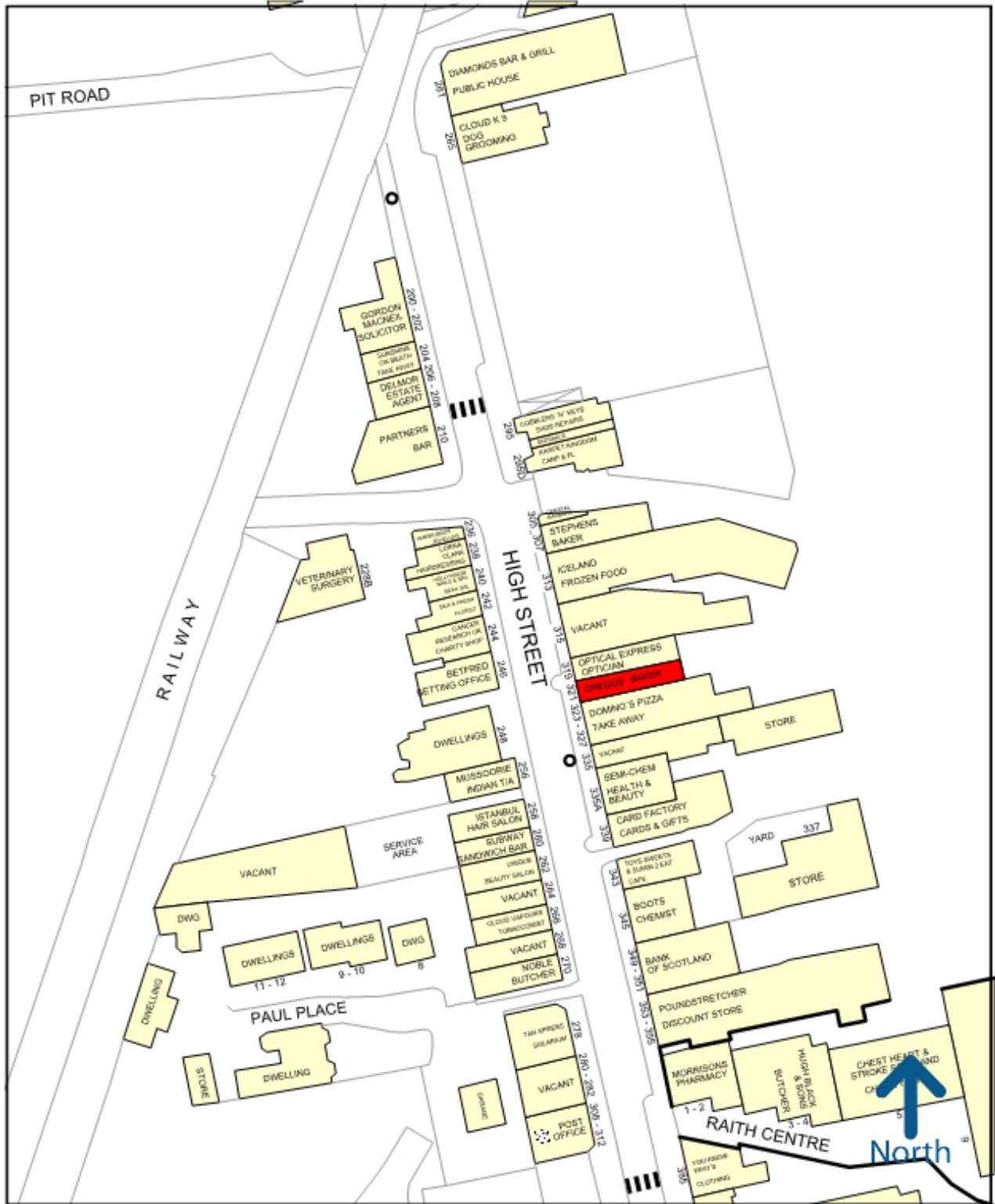
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Experian GeoD Plan Created: 04/08/2020  
Created By: Crichton Property Consultancy Ltd

50 metres