

TOTAL SITE AREA
25 ACRES

DEVELOPMENT OPPORTUNITY
FOR SALE

J4, M90, KELTY FIFE, KY4 0JR



- Existing retail, with the option for commercial & leisure development.
- Total site area 25 acres
- Adjacent to M90 (Edinburgh - Perth)
- Existing retail size, 1,273 sqm (13,700 sq.ft)

SITUATION

The M90 is one of Scotland's busiest motorways and is the corridor from Edinburgh to Perth, Dundee, Aberdeen with 32,000+ vehicles per day use the M90 (DFT, 2019). The site itself is prominently situated on the west side of the M90 (Edinburgh-Perth) with immediate access from Junction 4 (Kelty).

Queensferry Crossing - 15 minutes
Edinburgh City Centre - 30 minutes
Perth - 20 minutes
St Andrews - 40 minutes
Gleneagles - 40 minutes
Aberdeen - 1.5 hours
Glasgow - 1 hour

The location of the property is shown on the appended plan.

THE PROPERTY

The site itself extends to 25 acres or thereby. The property comprises an existing retail outlet of 1,273 sqm (13,700 sqft) with adjoining car parking of circa 150 spaces.

The retail accommodation was previously occupied by Baxters and is suitable for a variety of different uses. There is also an agricultural shed and farm building which can be repurposed also.

Substantial car parking adjoins the retail accommodation.

SERVICES

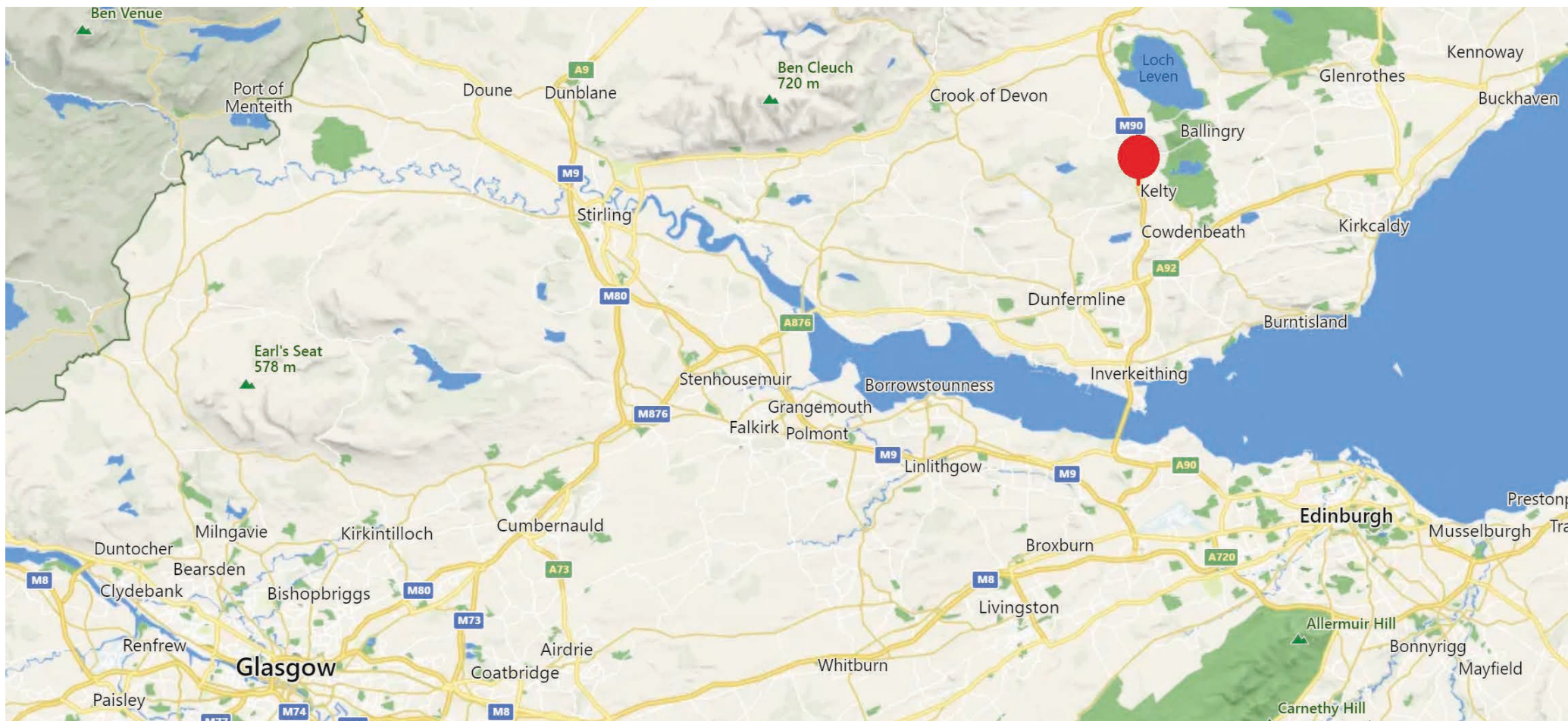
Mains gas, electricity and water are all connected to the property, with .

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC certificate will be provided to any interested party upon request.

RATES

We are advised that the Rateable Value is £58,750 which has an existing use permitted as a Restaurant.



PRICE

We are inviting offers for the heritable interest in the property.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
233 St Vincent Street,
Glasgow,
G2 5QY

Email — brogan.grier@g-s.co.uk



To arrange a viewing please contact:



Brogan Grier
Associate
brogan.grier@g-s.co.uk
0141 332 1194



Keith Watters
Partner
keith.watters@g-s.co.uk
0131 240 5326



ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2022