

# FOR SALE

## RETAIL UNIT/CONVERSION OPPORTUNITY

**GRAHAM  
SIBBALD**



33A Burnside,  
Auchtermuchty,  
KY14 7AJ

- Attractive building on Prominent Site
- Partially converted/refurbished retail unit
- Thought suitable for variety of alternative uses (subject to planning)
- Established and pleasant village location
- Close to established to transport links
- Extends to 70.53 sq.m (760 sq.ft)

## LOCATION

Auchtermuchty is a town in central Fife with a resident population of circa 2,000 people. The town is located just off the A91 offering immediate connectivity to neighbouring towns such as Cupar, Falkland and Ladybank. Furthermore, it is within a 20-minute drive of the M90 and Scotland's main motorway network.

More specifically, the subjects are located on the eastern side of Burnside, towards its middle section in an area of predominantly residential subjects with a small number of commercial entities in the vicinity.

## DESCRIPTION

The subjects comprise a ground floor retail unit contained within a larger two storey and mid terrace building of stone/brick construction, partially rendered externally, set beneath a series of pitched roofs with a new and pantile covering.

It is arranged to provide a good sized front shop with stairs leading to a rear area with toilets and storage.

The unit has been partially refurbished and offers a good sized property with the potential for use as a retail unit upon completion of works by any purchaser or for an alternative/change of use, subject to planning approval being obtained.

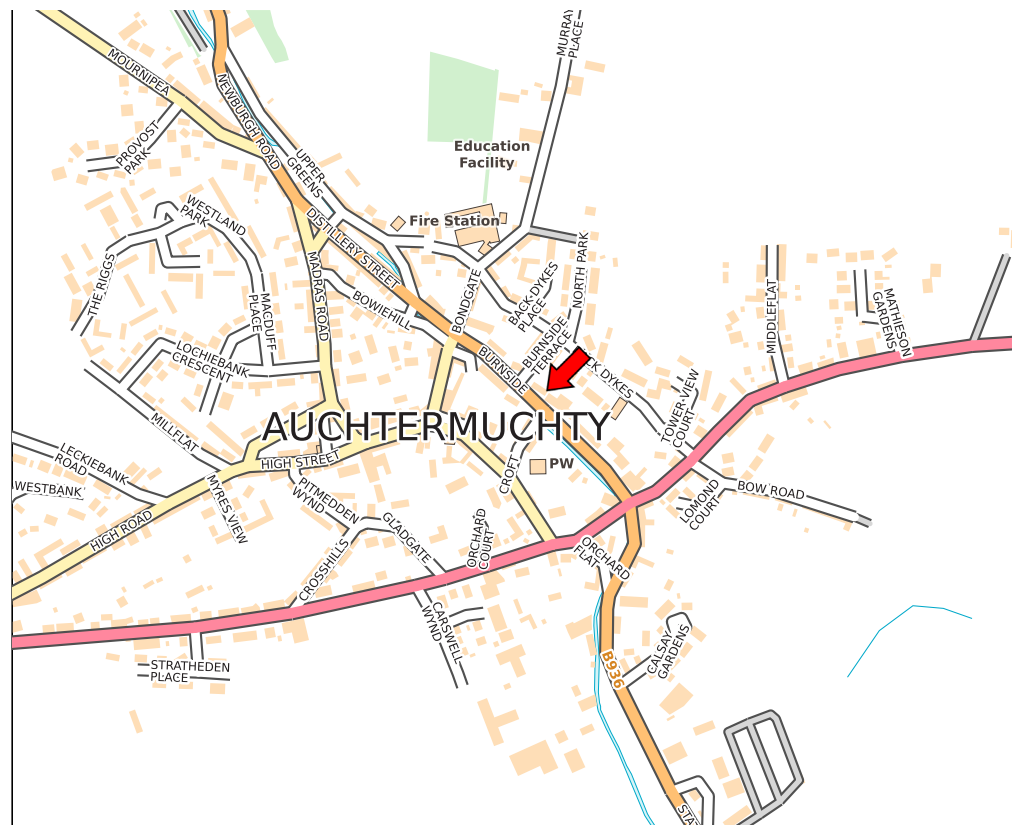
## ACCOMMODATION

The subjects extend to the following Gross Internal Areas.

Areas / Floor etc	Sq M	Sq Ft
Ground floor — Retail unit	70.53	760

## PRICE

Offers are invited in excess of £70,000 for our clients heritable interest (freehold) with vacant possession. Offers subject to planning will be considered subject to



a review of the applicants planning and design proposals.

## RATEABLE VALUE

The Scottish Assessors Portal notes the subjects carry a Rateable Value of £5,200

## EPC

A copy of the EPC is available upon request

## LEGAL COSTS

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

## VAT

For the avoidance of doubt all prices are exclusive of VAT unless otherwise stated and any prospective purchasers should satisfy themselves independently as to the incidence of VAT involved in this transaction.

## FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



**Duncan Fraser**

Associate

duncan.fraser@g-s.co.uk

07769 377 431

## 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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2023