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- > DOCTOR SURGERY PREMISES  
SUITABLE FOR A VARIETY OF USES
  - > FORMS PART OF A BUSY AND  
FULLY OCCUPIED COMMERCIAL  
PARADE
  - > 100% RATES RELIEF
  - > GROUND FLOOR 3,096 SQ. FT.  
(287.64 SQ. M.).
  - > OFFERS IN THE REGION OF  
£130,000

**FOR SALE**

**361 METHILHAVEN ROAD, METHIL, FIFE, KY8 3HR**

**CONTACT:** Jonathan Reid - [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) - 01592 205442 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

Methil is located on the east coast of Scotland and lies within the area known as Levenmouth.

The town has a resident population of approximately 11,000 persons and is served with primary schools and a secondary school.

The subjects are located within a busy retail and commercial parade fronting Methilhill Road.

Neighbouring occupiers include a pharmacy, barbers, hot food takeaways, a solicitors office and Nisa convenience store.

**DESCRIPTION**

The subjects comprise a single storey mid terraced building which is currently occupied by Methilhaven Surgery and we understand has been in this use for nearly 30 years.

The main walls are of concrete block construction with the roof over being pitched and clad with concrete tiles. There is a rear single storey projection of brick construction harled externally and with flat roof over.

The property is accessed via a pedestrian door to the front elevation leading into an open plan waiting and reception area whilst internal concrete block walls form surgery and treatment rooms. The roof is timber panelled and incorporates timber double glazed velux windows. The accommodation also comprises associated W.C. And staff facilities.

**ACCOMMODATION**

**m<sup>2</sup>**

**ft<sup>2</sup>**

**Ground Floor**

Treatment and Consultation Rooms, Waiting/Reception Area, Staffroom, Manager's Office and associated Storage and W.C. Facilities	287.64	3,096
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<b>TOTAL</b>	287.64	3,096
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**RATABLE VALUE**

The property has been assessed for rating purposes at £11,800.

**TERMS**

Our client is seeking offers in the region of £130,000.

**EPC**

Available upon request.

**VAT**

Prices are quoted exclusive of VAT.

**VIEWING/FURTHER INFORMATION**

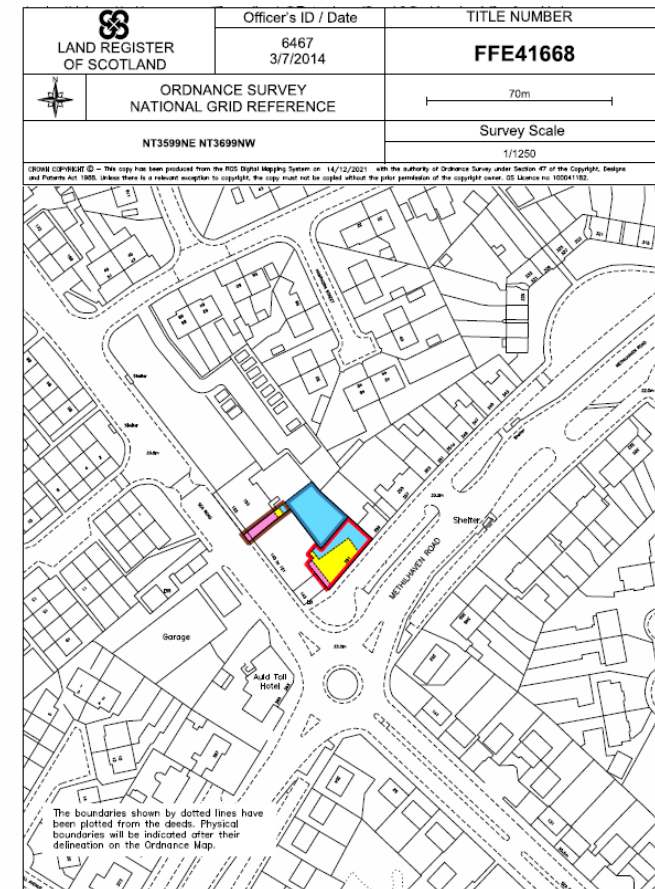
Strictly by appointment with the sole selling agents.

**LEGAL COSTS**

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

**MONEY LAUNDERING**

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 and 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.



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

**Shepherd Chartered Surveyors** 11 Wemyssfield, Kirkcaldy, KY1 1XN

Jonathan Reid – j.reid@shepherd.co.uk 01592 205442

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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **MAY 2022**

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