



FALCONER

PROPERTY CONSULTANTS

**28 MAIN STREET,
KINGLASSIE
KY5 0XA**

FOR SALE

- OFFERS IN THE REGION OF £20,000
- 410 FT²
- FREE NEARBY PARKING
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- SUITABLE FOR A VARIETY OF USES



LOCATION

Kinglassie is a small village and parish in central Fife, Scotland. The village of Kinglassie lies to the north of the Lochty Burn, two miles southwest of Glenrothes in Fife, and two miles southeast of Perth and Kinross district. It has a population of around 1,900. The civil parish has a population of 22,543 (in 2011).

The subjects are located on the southern side of Main Street at its junctions with Lochty Avenue.

DESCRIPTION

The subjects comprise a single storey attached building consisting of timber frame walls and roughcast externally.

Internally the subject offers a front main retail area with a w/c and kitchen facilities to the rear.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

38m²/410ft²



PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Fife Council Planning Department.

RATING

Rateable value £1,650.

PROPOSAL

Offers in the region of £20,000 are invited for the Heritable interest.

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CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.





DISCLAIMER

Falconer Property Consultants 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 only 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants 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. Published September 2022.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

COLIN DEVINE

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