



FALCONER

PROPERTY CONSULTANTS

**240 WELLESLEY ROAD
METHIL
KY8 3BW**

FOR SALE

- 2,740 FT²
- PRIME RETAIL PITCH
- EXTENSIVE REAR STORAGE WITH
CAR /VAN ACCESS
- GOOD LEVELS OF NEARBY PARKING
- LARGE GLAZED FRONTAGE WITH
SECURITY SHUTTERS



LOCATION

Methil is an eastern coastal town in Scotland. Famous for its High Street having the most pubs per mile in Scotland, it was part of its own barony in 1614 and also part of the former burgh of Buckhaven and Methil. It is situated within a continuous urban area described as Levenmouth.

Methil lies geographically between Largo Bay to the east and Wemyss Bay to the west. Previously an industrial maritime powerhouse of the region and once Scotland's greatest coal port, it is now redirecting itself towards a green energy future. The River Leven delineates Methil from adjacent towns.

The subjects are located on the southern side of Wellesley Road between its junctions with Fisher Street and Bowling Green Street.

DESCRIPTION

The subjects comprise a ground floor, well presented shop/salon extending to 1,140ft² within a two storey end terraced building. This is currently fitted out as a hair/beauty salon.

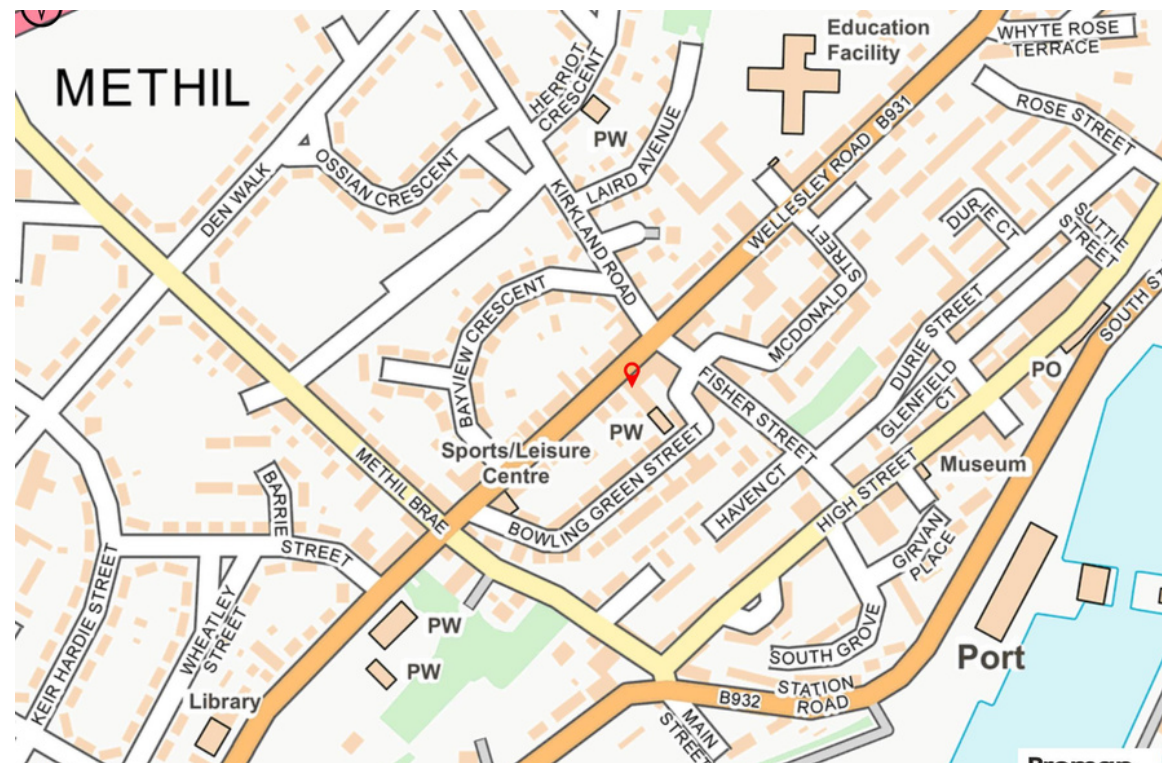
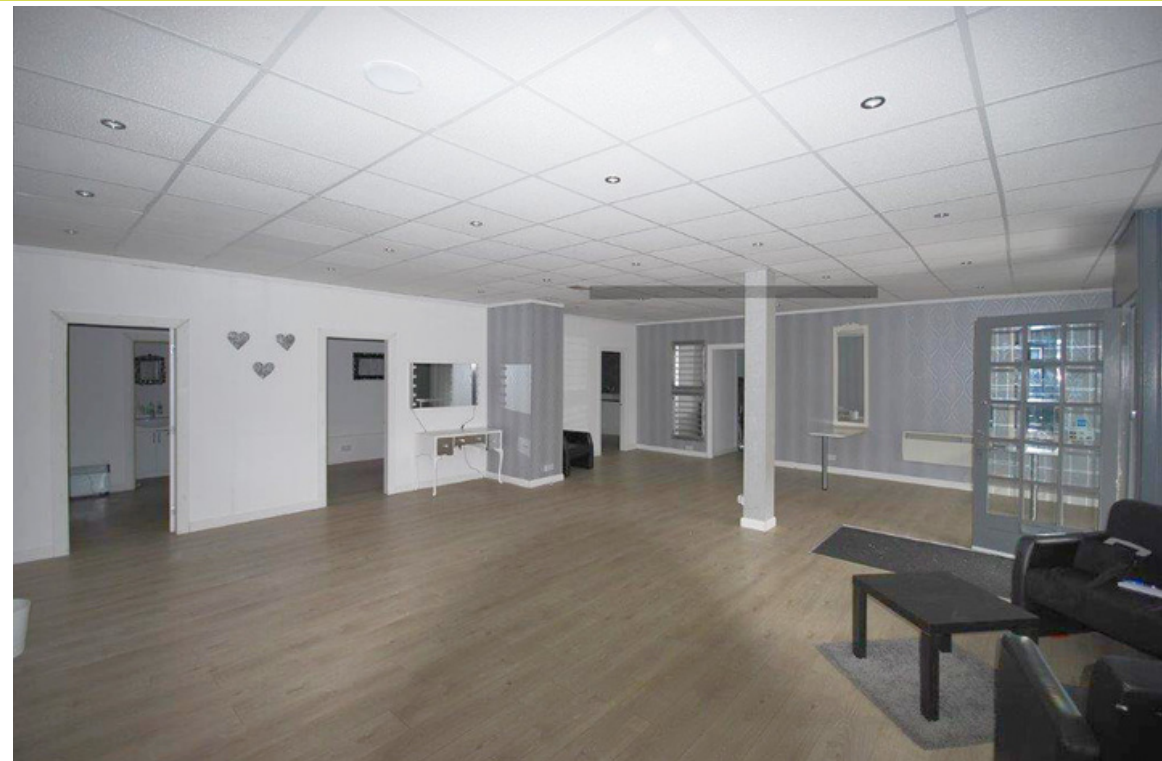
There is an extensive storage area to the rear of the property which extends to 1,600ft². This is separate at the moment but access could be reopened internally from shop unit.

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):

Shop: 106 m²/ 1,140 ft²
Rear storage: 149 m²/1,600 ft²

TOTAL: 255 m²/2,740 ft²



PLANNING

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

RATING

Rateable value £9,800.

PRICE

Offers are invited for the property as a whole however offers will be considered for the shop and storage separately.

EPC

A copy of the EPC will be available upon request.

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

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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

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