



FALCONER

PROPERTY CONSULTANTS

**138 & 142 HIGH STREET,
BURNTISLAND
KY3 9AP**

FOR SALE

- RETAIL INVESTMENT
- OFFERS OVER £80,000
- 724 FT²
- PRIME LOCATION
- LEASED UNTIL 2029
- HIGH LEVELS OF PASSING
TRADE
- GROSS INITIAL YIELD OF
12.75%



LOCATION

Burntisland is a former royal burgh and parish in Fife, Scotland, on the northern shore of the Firth of Forth. According to the 2011 census, the town has a population of 6,269.

The A921 coast road runs through the town and connects to the M90 motorway at Inverkeithing in the west and the A92 at Kirkcaldy in the east. The A909 travels inland towards the A92 at Cowdenbeath and the M90 at Kelty. Burntisland railway station is on the Fife Circle Line and provides direct links with Kirkcaldy to the north and Edinburgh to the south.

The subjects are located on the southern side of the High Street between its junctions with Kirkgate and Union Street.

DESCRIPTION

The subjects comprise two ground floor mid-terraced retail units contained within a two storey and attic building of stone construction with a rendered finish whilst being surmounted by a pitched and slated roof with part felt covering a flat section.

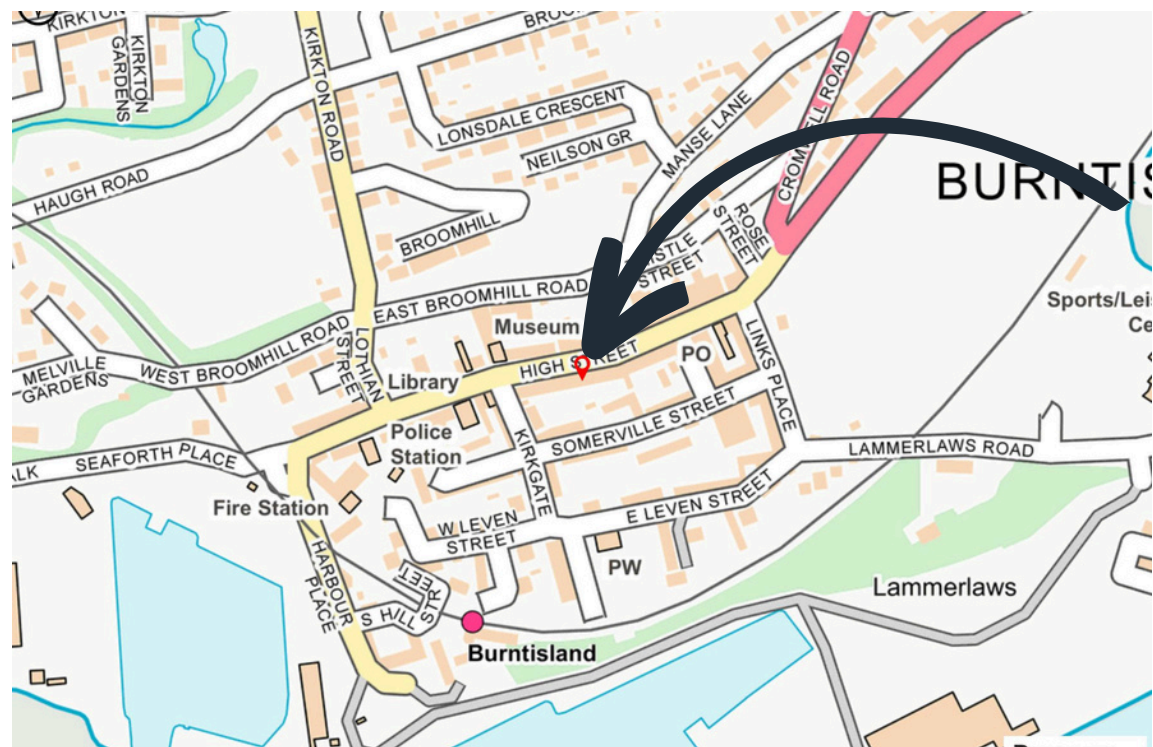
Internally the subjects provide the following:

138 High Street: An open plan retail area to the front of the property with a rear store room, w.c and kitchen facilities. This property is currently leased until June 2029 at £6,000 per annum.

142 High Street: An open plan retail area to the front and store to the rear. This property is currently leased until September 2029 at £4,200 per annum.

PROPOSAL

Offers over £80,000 are invited for the heritable interest.



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 net internal area (NIA):

138 High Street: 36.3m² / 390ft²
142 High Street: 31m² / 333ft²
Total: 67.3m² / 724ft²

RATING

Rateable value:

138 High Street: £2,800
142 High Street: £3,000

PLANNING

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

EPC

A copy of the EPC is 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 or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease 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 February 2025.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

Colin Devine



MOBILE: 07775 863 688



PERTH: 01738 230 200



EMAIL: cdevine@falconerproperty.co.uk

www.falconerproperty.co.uk