

# DM HALL

# For Sale

**Industrial  
Investment**

**23-25 Randolph  
Street  
Buckhaven  
KY8 1AT**



**541 SQ M  
(5,822 SQ FT)**



# Property Details

- Secure, surfaced yard with stores and office space
- Let on an annual lease arrangement at a passing rental of £5,200 per annum
- Yard extending to 0.07 acres and buildings 241.33 sq.m (2,598 sq.ft)
- Offers over £50,000 invited

## LOCATION:

The property is situated on Randolph Street, which is of mixed commercial and residential character.

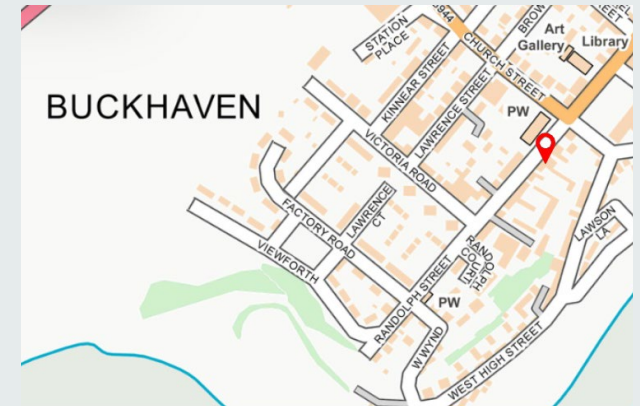
Buckhaven is located on the east coast of Scotland and lies within the area known as Levenmouth, which includes Methil, Leven and Kennoway. The town has a resident population of approximately 4,000 persons and is served with a hospital, primary schools and a secondary school.

Buckhaven lies approximately 5 miles east of Glenrothes and some 7 miles northeast of Kirkcaldy.

## DESCRIPTION:

The subjects comprise a surfaced site accessed through a secure gate entry.

A mix of store/garage and office accommodation is available on site with this generally of brick construction, rendered externally and contained under pitched roofs.



# Property Details

The subjects are of an industrial nature suitable for a variety of uses. There is a generous yard and a secure gate entry.

## ACCOMMODATION & FLOOR AREAS :

We calculate that the subjects extend to the following areas:-

Floor	Accommodation	sq m	sq ft
Ground	Garages	241.33	2,598
Ground	Yard	299.57	3,225

The above-mentioned stated dimensions have been calculated for agency purposes only and should be used for no other purpose whatsoever.

## SALE TERMS:

Offers over £50,000 exclusive are invited.

## LEASE TERMS:

The subjects are currently let on an annual lease arrangement at a rent of £5,200 per annum

## ENERGY PERFORMANCE:

Available on request.

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,500 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

## VAT:

All prices quoted are exclusive of VAT.

## ENTRY:

Upon completion of legal formalities.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents:-

## ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

## Make an enquiry

Lois Paterson

fifeagency@dmhall.co.uk

**DM Hall LLP**

**27 Canmore Street  
Dunfermline KY12 7NU**

**01383 604 100 (Agency Department)**



IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.