

DALKIN + CO

FOR SALE / TO LET

LARGE SINGLE STOREY GROUND FLOOR SHOP UNIT



**407 HIGH STREET
COWDENBEATH KY4 9QW**

- **PROMINENT POSITION ON MAIN THOROUGHFARE** ●
- **REAR SERVICING AVAILABLE** ●
- **NEXT TO MORRISONS** ●
- **NEXT TO MAIN TOWN CENTRE CAR PARK - FREE PARKING** ●

Standard Buildings, 94 Hope St, Glasgow G2 6PH
colin@dalkinandco.com

07766 203 213



Location

Cowdenbeath with a population of over 22,500 is located in the west of Fife some 5 miles north east of Dunfermline.

The subjects are prominently positioned on the east side of the High Street which forms the main thoroughfare running through the town centre.

The property is located in the heart of the town centre in front of **MORRISONS** and the main car park serving the town centre is located immediately to the rear of the property.

Nearby occupiers include **BOOTS**; **POST OFFICE**; **STEPHENS THE BAKER**; **BETFRED**; **DOMINOS**; **TAN EXPRESS**; **SUBWAY** whilst the train station serving the town is also nearby.

Description

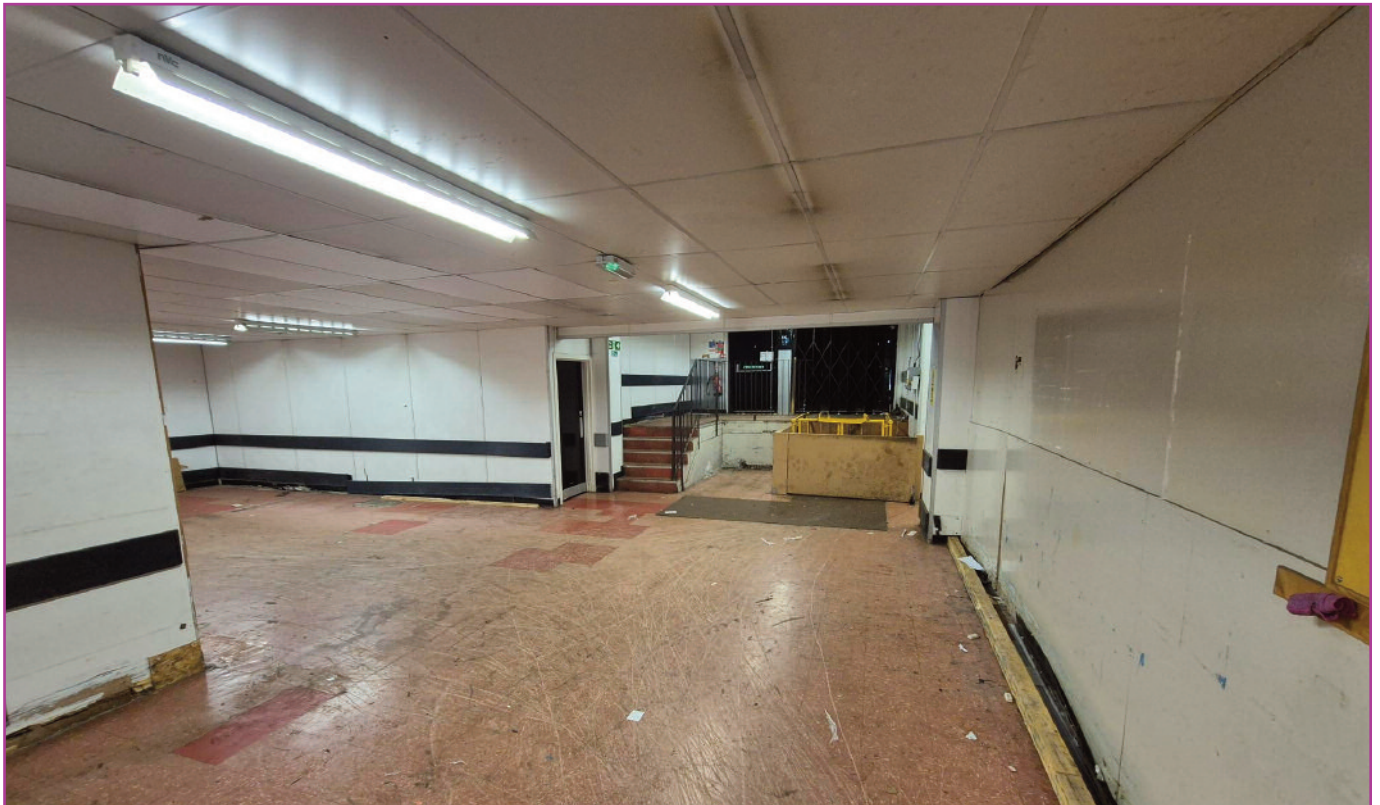
The subjects comprise a large double fronted single storey shop unit in a busy local retail parade.

To the rear of the property is a small yard area which allows access to a rear service area and a roller shutter door providing access to the rear of the shop unit.

Rent

Offers over £25,000 per annum are invited.





Accommodation

Frontage	33'0 (10.1 m) approx
Front shop depth	100'0 (30.5 m) approx
Built depth	150'0 (45.7 m) approx
Front shop	3,186 sqft (296 sqm) approx
Rear shop/store	1,173 sqft (109 sqm) approx
TOTAL NET FLOOR AREA	4,359 sqft (405 sqm) approx

* It is likely that there have been some additional areas in the front and rear shop that have been voided and an additional 750sqft may be available - details on request

* toilet and staff facilities are provided in the rear store area

Lease

The subjects will be offered on a new lease basis for a minimum period of 10 years to include 5 yearly rent reviews.

Price

Offers are invited.

Rateable Value

We understand that the subjects have a current rateable value of £19,400 but the proposed value from 1st April 2026 is £16,800 - details on request.

Entry

Immediate entry is available.

Legal Costs

In the event of a new lease being granted, each party will be responsible for their own legal costs.

EPC

Available on request.

VAT

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

ANTI MONEY LAUNDERING

In accordance with anti - money laundering regulations 2 forms of identification along with a home address and information to confirm the source of funding will be required from the successful buyer or new tenant.

Viewing & Further Information

Strictly by prior arrangement. Please contact the sole agent to arrange viewing the property.

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