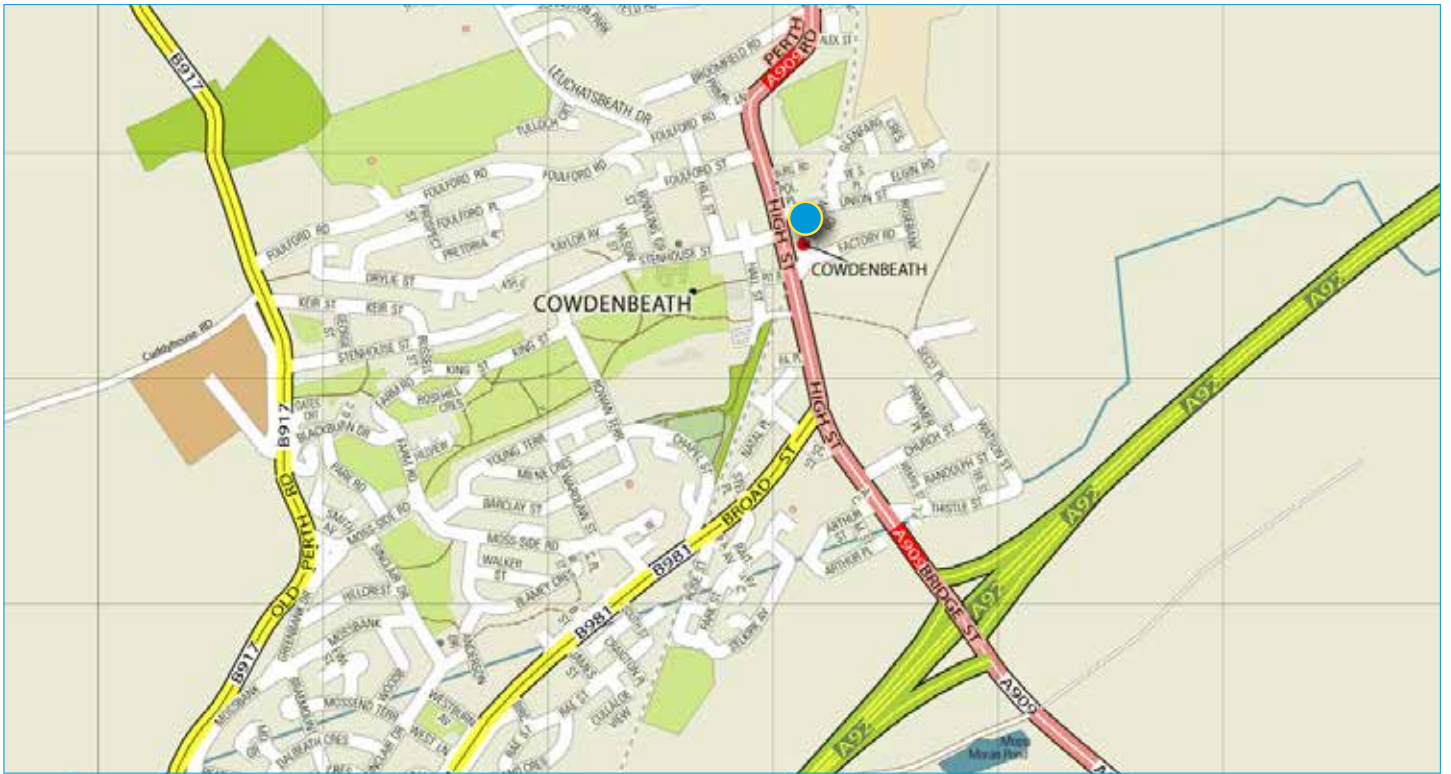


ON THE INSTRUCTIONS OF  
**LADBROKES CORAL**  
GROUP

# RETAIL UNIT LEASE AVAILABLE / TO LET



**241/243 HIGH STREET  
COWDENBEATH  
KY4 9QF**



## LOCATION

Cowdenbeath is situated in west central Fife only 5 miles east of Dunfermline and 4 miles west of Kirkcaldy, located on the A92 some 10 miles from the Forth Bridges and close to the M90 motorway. The town has a resident population of circa. 12,000 as well as serving the wider surrounding catchment area.

The subjects are located on the west side of the High Street at its junction with Stenhouse Street, close to the town's Rail Station. Surrounding occupiers include Premier, Baynes Bakers, RBS, Hallmark Cards etc.

## ACCOMMODATION

The subjects comprise a ground floor retail unit providing the following approximate areas:-

<b>GROUND FLOOR</b>	<b>90.69 SQ M</b>	<b>976 SQ FT</b>
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## LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring on 6th March 2021.

Our clients will consider either an assignation of their existing lease or a sub-lease for a term to be agreed.

## RENT

The passing rent is **£8,000pa** exclusive of VAT.  
Incentives may be available, subject to status.

## RATES

The shop has a rateable value of £8,100 [01/04/17].

All interested parties should make their own enquiries to the Local Authority Assessors Department to confirm the above and the rates payable.

## USE

The premises benefit from Class 1 planning consent.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating – tbc [Copy available on request].

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT & registration dues payable.

## ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



**0131 243 7288**  
[www.jhcampbell.net](http://www.jhcampbell.net)

**Contact: Jack Campbell**  
**e: [jack@jhcampbell.net](mailto:jack@jhcampbell.net)**  
**m: 07801 852225**

## MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

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