



**ALLIED  
SURVEYORS  
SCOTLAND**

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## FORMER GARAGE WORKSHOP FOR SALE

112a Rosslyn Street, Kirkcaldy, Fife, KY1 3AD

- ✓ Former garage workshop with generous yard
- ✓ Prominent roadside position only 1.5 miles from Kirkcaldy town centre
- ✓ May suit alternative uses, subject to planning
- ✓ Extends to an approximate gross internal area of 147.74 sq m (1,590 sq ft)
- ✓ Offers over £80,000 invited for the heritable interest

Commercial Valuation | Agency | Investment Advice  
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## LOCATION

Kirkcaldy is one of Fife's largest towns with a population of around 50,000 people located approximately 28 miles from Edinburgh. The town benefits from excellent transport links, having good road connections via the A92 to the nearby M90.

The subjects are located on Rosslyn Street (A921), a principal route leading to Kirkcaldy town centre and the A92 trunk road, close to its junction with Windmill Road.

The surrounding buildings are mixed commercial and residential. Nearby occupiers include: Stephen's Bakery, Fife Ice Arena, The Elbow Room and Gloves Off sports shop.

## DESCRIPTION

The subjects comprise a garage workshop set back from the A921 and benefiting from a generous and secure yard with roadside frontage.

The building is an irregular shape with two manually operated, metal roller shutter access doors.

Internally, the premises, in tired condition throughout, is wider to the front and narrows to the rear with several vehicle servicing pits, a small service reception and toilet facilities.

## ACCOMMODATION

According to our recent measurement survey the approximate gross internal area of the subjects is:

147.74sq m ( 1,590 sq ft)

## TOWN PLANNING

The subjects are a garage workshop and currently benefit from use Class 5 (General Industrial) under the Town and Country Planning (Use Classes) Scotland Order 1997 (as amended).

## VIEWING AND FURTHER INFORMATION

By contacting either of the sole letting agents: Allied Surveyors Scotland Ltd.

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## PRICE

Our client is seeking offers over £80,000 exclusive for the heritable interest in the subjects.

## VAT

We understand the subjects are not elected for VAT.

## TENURE

Heritable (Scottish equivalent to English freehold).

## UTILITIES

The property is served by mains water and electricity benefitting from a three-phase supply.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £7,700 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

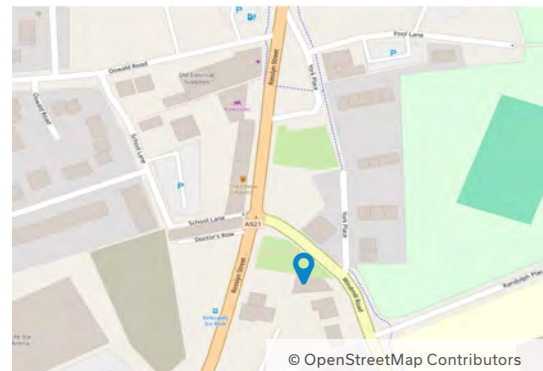
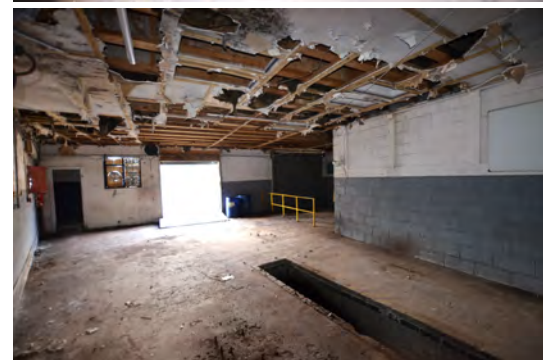
Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating is currently pending.

## LEGAL COSTS

Each party shall bear their own legal costs with the eventual purchaser liable for any Land and Building Transaction Tax (LBTT) and Registration Dues.



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