Former Royal British Legion Club, Cos Lane

Development Opportunity

GLENROTHES KY7 4AH

- FORMER ROADSIDE PROPERTY
- SURROUNDING OCCUPIERS INCLUDE RESTAURANT, DOCTORS' SURGERY, CHILDRENS' NURSERY
- REDEVELOPMENT OPPORTUNITY

www.g-s.co.uk
FOR SALE
Development Opportunity

Former Royal British Legion Club, Cos Lane
GLENROTHES

Location
The town of Glenrothes is located in north central Fife approximately 7 miles to the north of Kirkcaldy with an estimated population in the region of 50,000. Glenrothes is a former New Town, was developed extensively throughout the 1960s/1970s and now forms the administrative capital for Fife.

The subjects are situated on the east side of Cos Lane close to its junction with Woodside Road and lies to the south east of Glenrothes Town Centre.

Surrounding properties are of mixed commercial in nature with occupiers including a Restaurant, Pharmacist, Veterinary Clinic, Funeral Parlour and Childrens’ Nursery.

Description
The subjects comprise a site extending to approximately 0.5 acres on which is situated a detached building erected we understand in the 1970s and specifically built for the purposes of The Royal British Legion.

Internally the subjects are divided into Hall, Bar Function Suites, Kitchen, Offices and Toilets and extend to 500 sq m (5375 sq ft) or thereby.

General Remarks
The premises would lend themselves to a number of uses and the site could be redeveloped subject to planning.

Services
Public gas, electricity and water supplied are laid on to the property and we understand that drainage is connected to the main sewer.

All prospective purchasers should satisfy themselves independently as to the standard and serviceability of all systems.

Rating Assessment
In accordance with the Scottish Assessors Association (www.saa.gov.uk), the subjects have a current Rateable Value is £15,300. Current uniform Business Rate is £0.48 for the financial year 2015/2016. Water and sewage are levied separately.

For the Scottish Government leaflet please visit the website (www.scotland.gov.uk) and follow the appropriate links.

Price
Offers in the region of £200,000.

VAT
For the avoidance of doubt all prices quoted are exclusive of VAT. Prospective purchasers will require to satisfy themselves independently as to the incidence of VAT in respect of any transactions.

Costs
Each party will be responsible for their own legal costs incurred with the ingoing tenant being responsible for any stamp duty, registration fees and land tax etc incurred therein.

EPC Rating: Available on request.