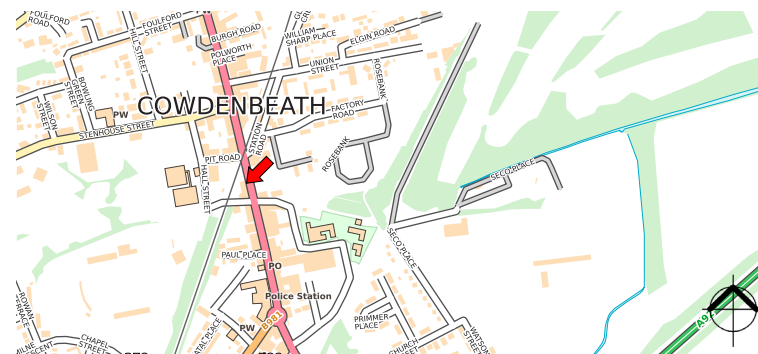
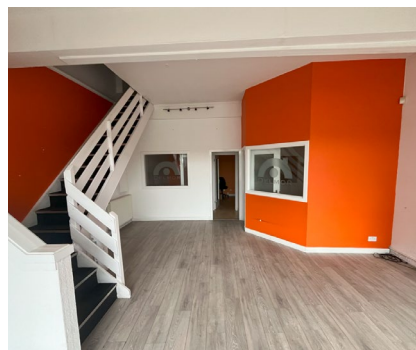
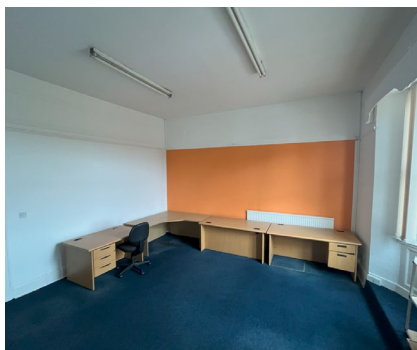




208 High Street
Cowdenbeath
KY4 9NP

- Excellent High Street Location
- Good quality accommodation over 3 floors
- Possible upper floor redevelopment opportunity (STP)
- NIA extending to 186.40 sq m (2,007sq ft)



LOCATION

Cowdenbeath has a resident population of some 14,000 persons and provides a self-contained community and commuter town to Scotland's capital city, some 18 miles to the south. There is an estimated population of circa 60,500 within a 5 mile radius of Cowdenbeath.

The subjects are located in the busy town centre on the western side of Cowdenbeath High Street, towards its middle section with Cowdenbeath Train Station located in close proximity.

This is a mixed use location with neighbouring properties comprising commercial on the larger High Street and also residential in the immediate and surrounding areas.

DESCRIPTION OF PROPERTY

The subjects comprise a ground floor, first and attic floor retail style office set within a larger terraced 2 storey building of stone construction surmounted by a pitched and slate clad roof.

It has an open plan ground floor with private offices/support areas. The first floor is a mixture of private offices, staff and storage with the attic providing for a larger open plan office.

The upper floor areas may suit potential development (STP).

ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Net Internal Area basis:

Ground Floor:	62.64 sq m	(674 sq ft)
First Floor:	81.06 sq m	(873 sq ft)
Attic Floor:	42.70 sq m	(460 sq ft)
TOTAL:	186.40 SQ M	(2,007SQ FT)

RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £7,400.

SALE PRICE

P.O.A

LEGAL COSTS

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

VAT

All costs are exclusive of VAT. Interested parties should satisfy themselves as to the payment of VAT.

EPC

The property carries an Energy Rating of B—23. The EPC is available upon request.

VIEWINGS

By appointment with the sole marketing agents.

To arrange a viewing please contact:



Duncan Fraser
Director
07769377431
duncan.fraser@g-s.co.uk

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: May 2025