

### TO LET

### PROMINENT RETAIL UNIT

**54 COMMERCIAL ROAD  
LADYBANK  
KY15 7JS**

#### Location

Ladybank village is situated in Fife lying approximately 39 miles north of Edinburgh, 5 miles south of Cupar and having a population of circa 1,500 persons.

Commercial Road is the primary retail function serving Ladybank with nearby retailers being primarily of a local nature to include a chemist, a local Chinese takeaway etc.

#### Description

The property comprises a ground floor retail unit within a 2 storey building with the upper floor having been given over to residential.

#### Areas & Dimensions

From our measured inspection, we would confirm that the property extends to the following areas and dimensions:

|                   |            |                         |
|-------------------|------------|-------------------------|
| Gross Frontage:   | 30' 9"     | (9.37 m)                |
| Net Frontage:     | 27' 1"     | (8.25 m)                |
| Net Internal Area | 1,337 sqft | (124.2 m <sup>2</sup> ) |

#### Terms

The property is offered to the market on the basis of an FRI lease with rental offers in excess of £15,000 per annum exclusive sought.

#### Energy Performance Certificate

An Energy Performance Certificate can be provided to seriously interested parties.



#### Rateable Value

We understand that the property is entered in the Valuation Roll as follows:-

|                        |   |         |
|------------------------|---|---------|
| Description            | - | Shop    |
| Rateable Value (26/27) | - | £12,500 |

Qualifying parties may benefit from Small Business Rates Relief.

#### Planning

We understand that the unit benefits from Class 1A Planning Consent.

We have, however, made previous representations to the Local Planning Department and are of the view that alternative uses would be acceptable, subject to planning to include Class 3 consent.

#### Legal Costs

Each party to be responsible for their own legal costs, with the purchaser being responsible for LBTT, registration and any VAT payable thereon.

#### VAT

All rents, prices, premiums etc. are quoted exclusive of VAT where applicable.

#### Entry

Early entry can be facilitated.

## Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will include as a minimum proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms

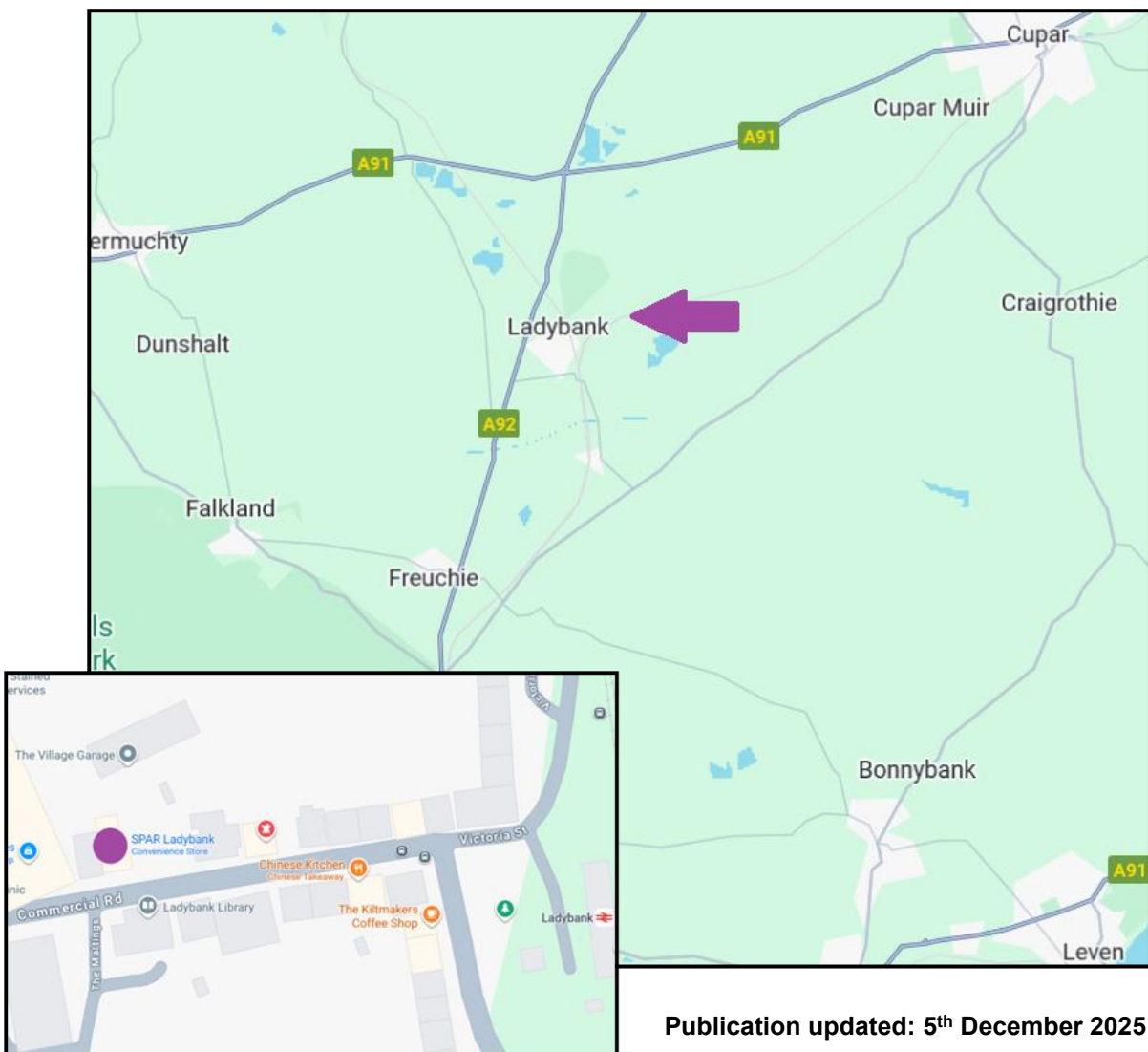
## Viewing/Further Information

Access can be arranged through the letting agents:-

Whitelaw Baikie Figes  
Contact:  
Email:

Tel: 0141 221 6161  
Gavin Anderson  
[gavin@wbf.co.uk](mailto:gavin@wbf.co.uk)

## Location Plan



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The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract
- all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so
- no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property
- all prices, rents and premiums quoted are exclusive of VAT at the current rate
- any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.