



413 High Street, Cowdenbeath, KY4 9QW

Offers In The Region Of £60,000

 **Fife  
Properties**

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WELL PRESENTED MODERN COMMERCIAL SHOP, SET WITHIN THE HIGH ST OF COWDENBEATH, CURRENTLY USED AS A QUALITY BOUTIQUE , THE PROPERTY BENIFITS FROM LARGE SHOP FLOOR WITH TRADE COUNTER, STOCK ROOM AREA, FURTHER STORAGE AREA, KITCHEN AND TOILET. THE PROPERTY ALSO BENIFITS FROM MODERN ELECTRICS, FIRE SAFETY SYSTEM WITH EMERGENCY LIGHTING & SMOKE DETECTORS,



## SHOP FLOOR

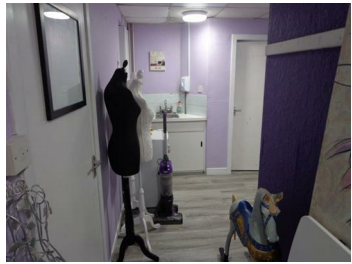
19'9" x 16'4" (6.04m x 5)



WELL PRESENTED BOUTIQUE SHOP WITH LARGE GLASS DISPLAY SHOP FRONT, ELECTRONIC EXTERNAL SHUTTERS, CEILING HEATING PANELS, , 3M LONG TRADE COUNTER WITH BUILTIN DRAWERS, FIRE SAFETY SYSTEM WITH EMERGENCY LIGHTING, QUALITY VINYL FLOORING

## STOCK ROOM

19'9" x 4'1" (6.04m x 1.25m)



LONG STOCK ROOM WITH SHELVING, MULTIPLE SOCKETS, SHUTTER CONTROLS & VINYL FLOORING

## KITCHEN/ STORAGE

19'0" x 8'4" (5.8m x 2.56m)

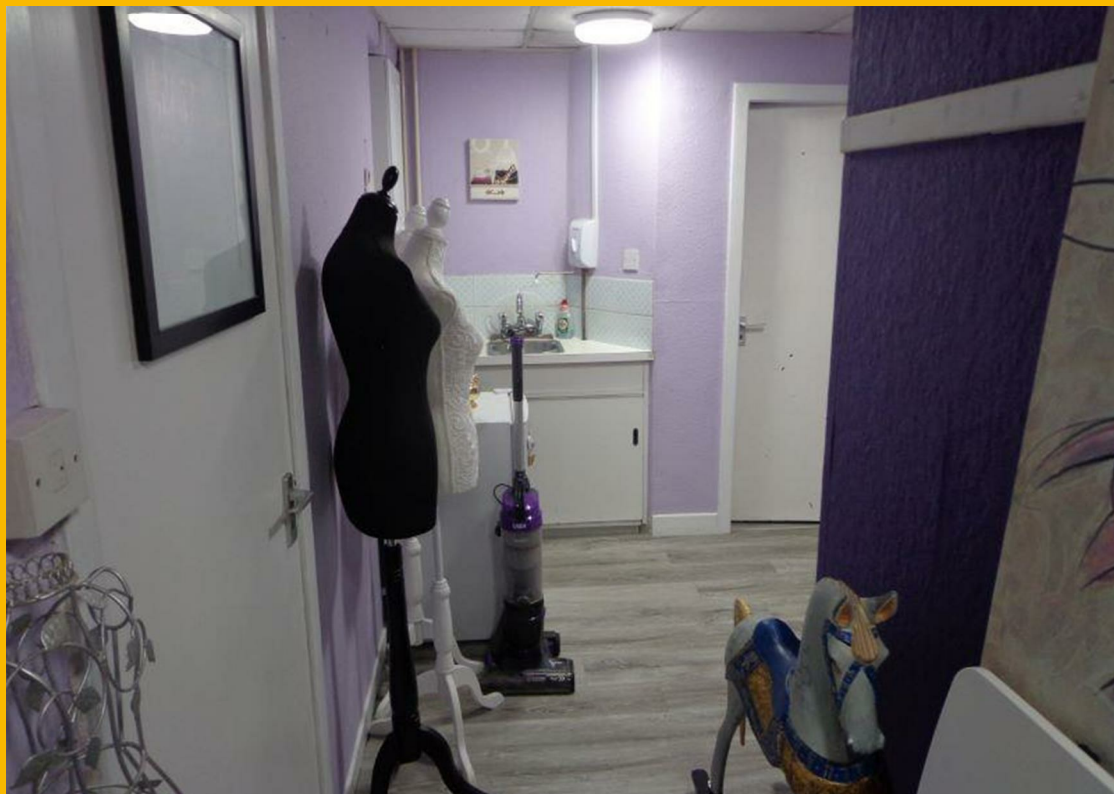


THE 3RD ROOM HAS A SMALL KITCHEN AREA WITH SINK & WORKTOP, STORAGE AREA, SECURE REAR DOOR AND CUPBOARD HOUSING THEIR CONSUMER UNIT

## WC



SMALL W.C. CUBICAL AND SEPARATE WASHHAND BASIN , VINYL FLOORING





Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(49-54) <b>E</b>			
(45-48) <b>F</b>			
(1-44) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(49-54) <b>E</b>			
(45-48) <b>F</b>			
(1-44) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	