

**£20,000 Per Annum – (Exc VAT)**

**TO LET**



**Workshop and Garage Stores  
within secure yard**

**Good access onto M90 motorway**

**Site Area – 0.35 Acres (or thereby)**

**Multiple storage units extending to  
a total of 198.38 Sq.M  
(2,135 Sq.Ft.) or thereby**

**£20,000 per annum (exc VAT)**

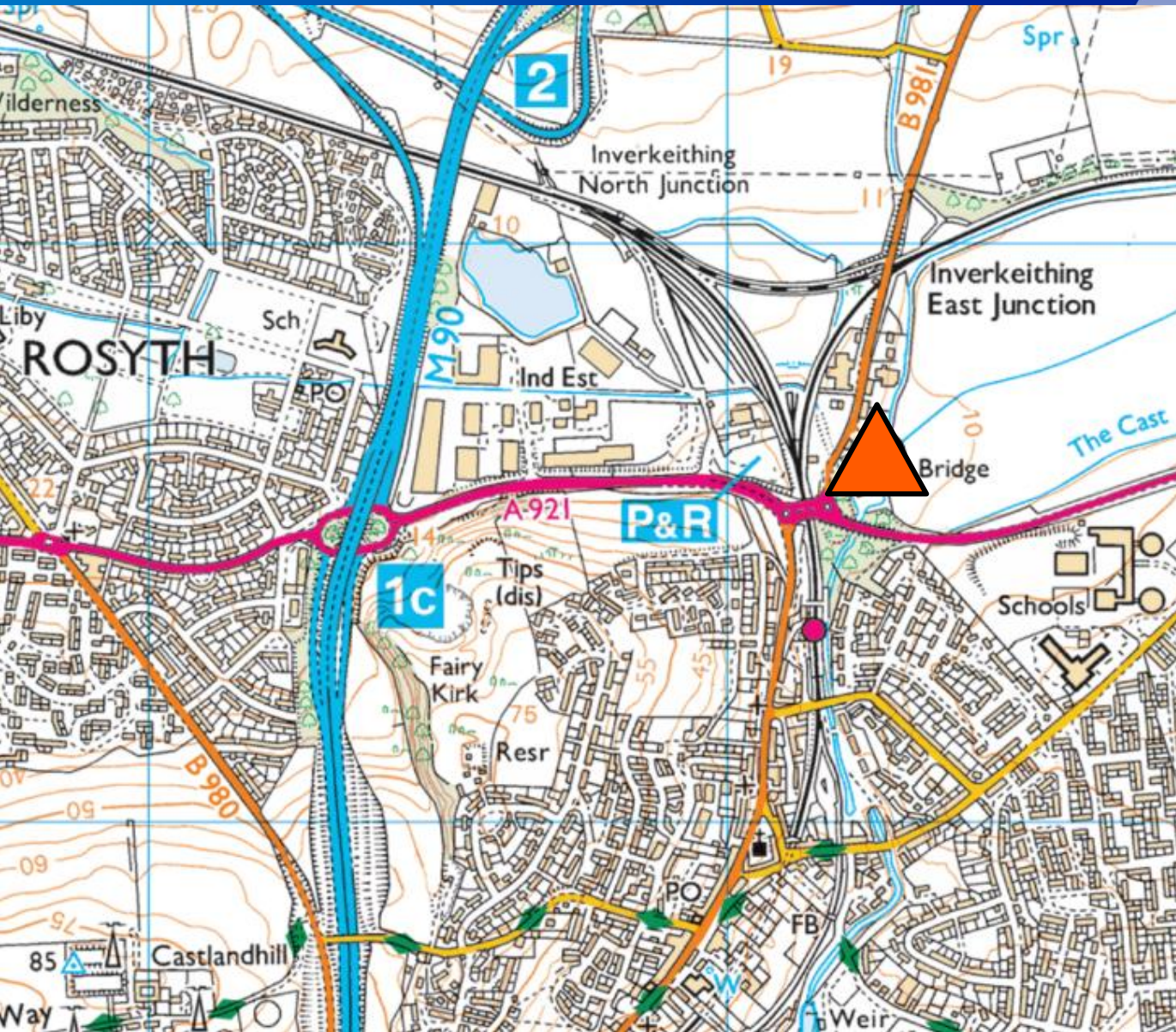


**WHAT 3 WORDS**

**WORKSHOP/STORAGE UNITS AND YARD, BURNSIDE  
BUSINESS COURT, INVERKEITHING, FIFE, KY11 1NZ**

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## LOCATION

Inverkeithing is a town in west Fife, Scotland and is located on the northern shores of the Firth of Forth. It has a resident population in excess of 6,000 persons and is situated approximately 12 miles north of central Edinburgh and 4 miles southeast of Dunfermline City Centre.

The town benefits from excellent road communication links being situated adjacent to the M90 motorway a short distance north of the Forth Road Bridge and Queensferry Crossing. Inverkeithing also lies on the Fife Circle railway network which connects all of Fife's principal towns with Edinburgh to the south.

The subjects are situated within Burnside Business Park, a well established industrial/commercial estate to the northern periphery of the Inverkeithing.

Burnside Business Park is located on the eastern side of the B981 Inverkeithing to Crossgates Road.

The subjects sit to the southern periphery of the estate road.

Inverkeithing Train Station is located a short distance to the south and the M90 Edinburgh to Perth motorway is to the west affording good transport links to the major motorway networks.

Land uses in the immediate vicinity are principally industrial and commercial in nature with some private housing also nearby.





# Description



## DESCRIPTION

The subjects comprise a secure yard extending to approximately 0.35 Acres of thereby. Within the yard there are various workshop and garage/storage units along with a steel shipping container which has been converted to provide office accommodation.

The main workshop is of steel portal frame construction with concrete floors and insulated profile sheeting to the walls and roof over. Access is via a roller shutter door with external concrete hardstanding and canopy.

Other units are garage style storage units with manual roller shutter doors and uninsulated profile cladding to the walls and roof over.

The yard is generally a mix of compacted stone chippings, soil and hardcore with a small tarmacadam section adjacent to the entrance gates.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Workshop	71.76	772
Garage 1	36.00	388
Garage 2	54.00	581
Garage 3	8.75	94
Office Unit	27.87	300
<b>TOTAL</b>	<b>198.38</b>	<b>2,135</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





## Asking Rent

Our clients are inviting offers over £20,000 per annum (exc VAT) for a negotiable term of years.

## Services / Utilities

At present the subjects benefit from single phase mains electricity only.

**Please Note: There are currently no water or drainage connections onto the site. Interested parties are encouraged to make their own enquiries should these be required.**

## Rateable Value

£16,200.

The annual rates multiplier is 48.1p for the financial year 2026/2027.

The subjects qualify for small business rates relief subject to individual eligibility.

## Energy Performance Certificate

On request.

## VAT

The subjects have been elected for VAT purposes and therefore VAT is payable on the purchase price.

## Title Plans

Interested parties are encouraged to familiarise themselves with the current title plan for the subjects including the existing boundaries, burdens and rights of access in place prior to submitting any offer or lease proposal.

Copies of said title plans can be obtained upon request or downloaded from the SCOTLIS website.

## Legal Costs

Each party shall be responsible for their own legal costs with the tenant being responsible for any LBTT, registration dues and any VAT thereon.



*NB. – Draft Site plan for illustrative purposes only. Site boundary TBC*

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Gavin Russell**

[g.russell@shepherd.co.uk](mailto:g.russell@shepherd.co.uk)

### Shepherd Chartered Surveyors

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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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