

# FOR SALE / TO LET

## Former nursery with car parking and land

Suitable for a variety of uses

Located in Fife Energy Park  
adjacent to East Fife FC

Gross Area – 755 sq. m.  
(8,127 sq. ft.)

Site Area – 1.43 acres or  
thereby

Rental offers of  
£35,000 p.a.

Offers over £280,000



VIDEO TOUR



WHAT 3 WORDS

**FORMER NURSERY, AJAX WAY, METHIL, KY8 3RS**

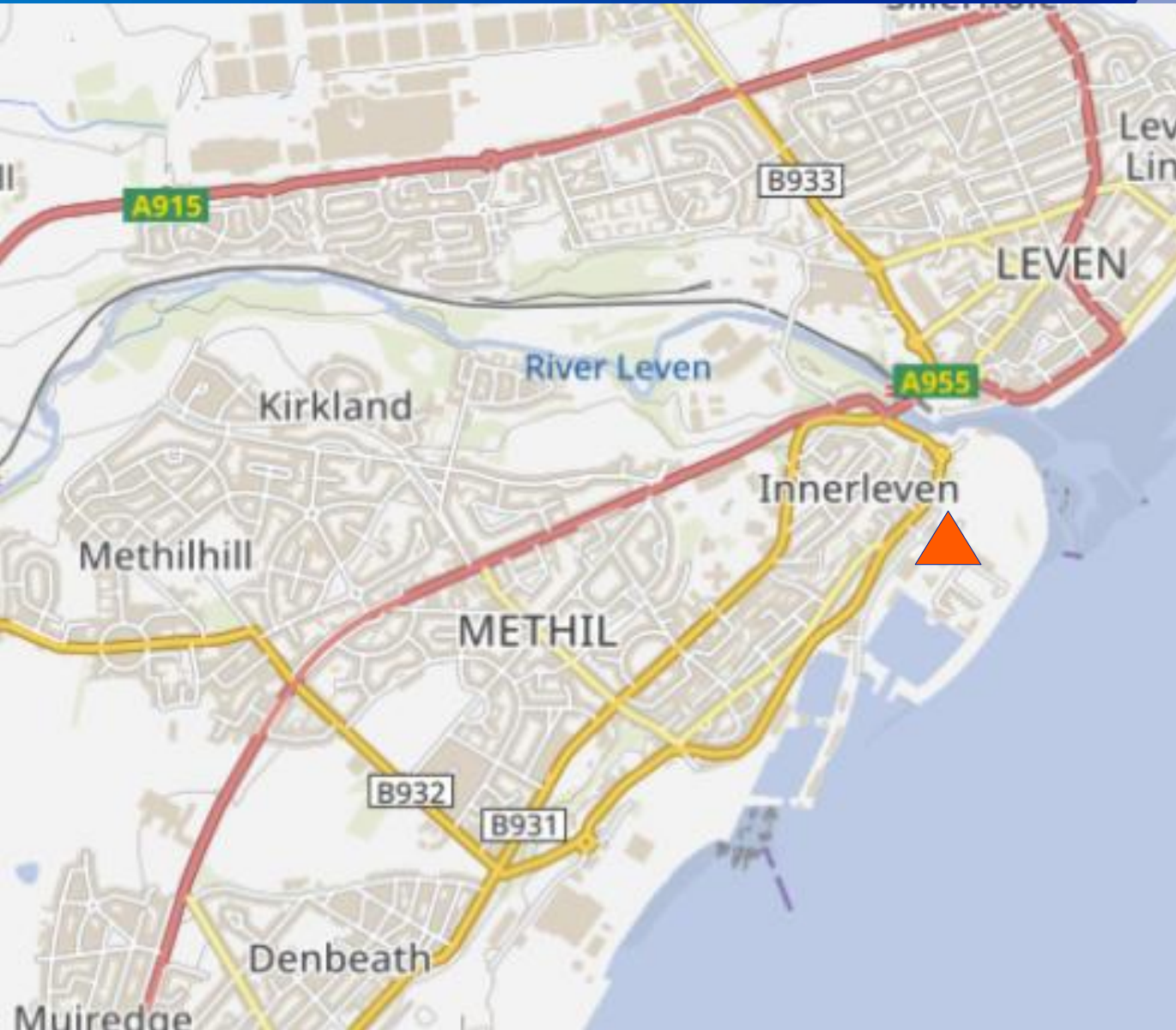
CONTACT: Jonathan Reid | [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) | 01382 878005 | [shepherd.co.uk](http://shepherd.co.uk)





# Location

FORMER NURSERY, AJAX WAY, METHIL, KY8 3RS



## LOCATION

Methil is located on the east coast of Scotland and lies within the area known as Levenmouth.

The town has a resident population of approximately 11,000 persons and is served with primary schools and a secondary school.

The town lies approximately 5 miles east of Glenrothes and some 7 miles north east of Kirkcaldy.

The subjects are located in the Fife Energy Park adjacent to East Fife FC and Airlie Medical Centre.



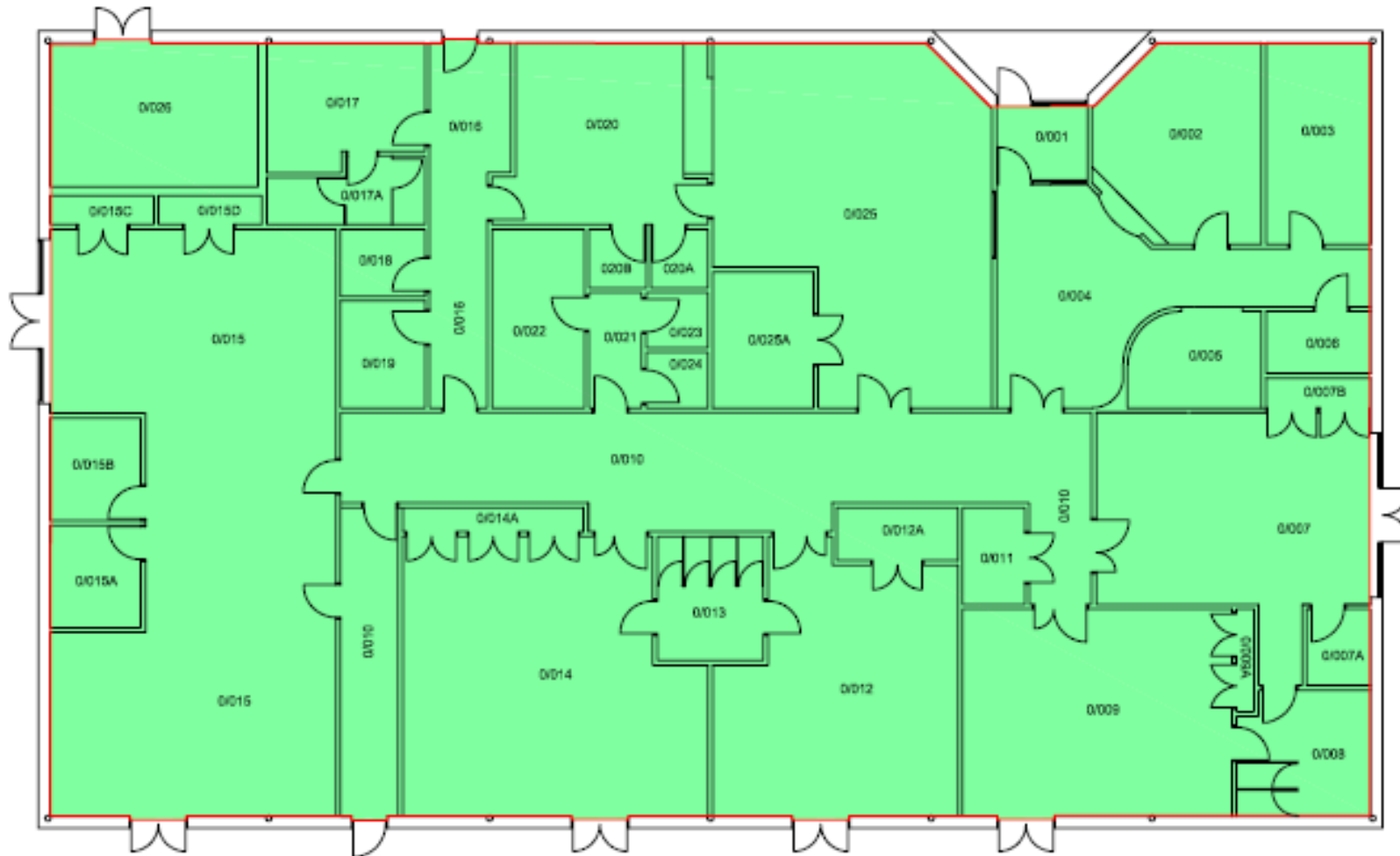
FIND ON GOOGLE MAPS



# Floor Plan

FORMER NURSERY, AJAX WAY, METHIL, KY8 3RS

DO NOT SCALE



GROUND FLOOR PLAN

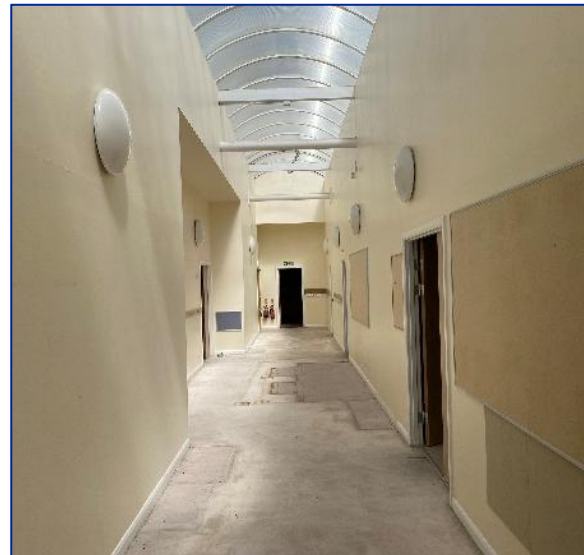
CHILDCARE CENTRE  
METHIL  
UPRN : 100574

SEPTEMBER 2011  
OCTOBER 2014



# Description

FORMER NURSERY, AJAX WAY, METHIL, KY8 3RS



## DESCRIPTION

The subjects comprise a purpose-built detached and single storey children's nursery (1990) which is now vacant.

The building is of modern construction and comprises a range of rooms with associated toilet, storage and kitchen facilities.

Externally there is surfaced car parking and additional land.

The subjects may suit redevelopment. All interested parties should make their own enquiries to the Fife Council Planning Department.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	755	8,127
<b>TOTAL</b>	<b>755</b>	<b>8,127</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).



## PRICE

Our client is inviting offers in excess of £280,000 for their heritable interest.

## RENTAL

Our client is inviting rental offers of £35,000 per annum.

## RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £46,300

The unified business rate for 2025/2026 is 49.8p.

## ENERGY PERFORMANCE CERTIFICATE

Rating – 'C'

## VAT

All figures are quoted exclusive of VAT.

## LEGAL COSTS

Each party to bear their own legal costs in connection with the sale of the property.



## Get in Touch

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



**Jonathan Reid**

[j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)

## Shepherd Chartered Surveyors

13 Albert Square, Dundee

t: 01382 878005



## 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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