



12-14 Hill Street, Inverkeithing, KY11 1LP

- RARE PURCHASE OPPORTUNITY
- PICTURESQUE FIFE TOWN CLOSE TO EDINBURGH
- EXCELLENT COMMUTER LOCATION
- 12 X 2 BED FLATS IN ENTIRE BLOCK
- CAR PARKING + GARAGE'S INCLUDED
- PART INCOME PRODUCING
- CURRENT RENT £64,800 PER ANNUM



LOCATION

The town of Inverkeithing is located approximately 13 miles west of Edinburgh city centre and immediately east of the M90, the main road linking to the north of Scotland, Perthshire and Fife from Scotland's Capital. The Queensferry Crossing is the largest infrastructure project in Scotland for a generation with an approximate cost of £1.35 billion. The bridge acts as the link for the M90 motorway across the Firth of Fourth.

Inverkeithing is a rapidly expanding town within Fife with several developments currently ongoing, both commercial and residential. The "Taylor Wimpey Spencer Fields" development is currently under construction for circa 150 residential units. Several new build commercial and industrial parades have also recently been developed out in the town. New commercial opportunities are also available close by at "Queensferry One" Rosyth, with 120 Acres of land allocated for business uses. The Ferrytoll 'Park and Ride' situated at J.1B, off the M80 is one of the busiest commuter spots for Fife residents into Edinburgh.

More precisely, the subjects are situated within the town centre, on Hill Street an established residential area. The train station is a short walk from the subjects some 650m (10 minutes on foot).

DESCRIPTION

The subjects comprise a total of 12 residential flats contained within a reasonably modern block with associated car parking and garage spaces at ground floor level. Several secure access doors allows entry to the block.

The flats are laid out over 4 levels and are part income producing. The current income on the block is £5,400 pcm/£64,800 per annum. Further information can be provided to all genuinely interested parties.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Gross Internal Areas:

Flat Number	Description	Size
12a Hill Street	2 bed tenanted residential flat	55 sq.m
12b Hill Street	2 bed tenanted residential flat	55 sq.m
12c Hill Street	2 bed tenanted residential flat	55 sq.m
12d Hill Street	2 bed tenanted residential flat	55 sq.m
14a Hill Street	2 bed tenanted residential flat	55 sq.m
14b Hill Street	2 bed tenanted residential flat	55 sq.m
14c Hill Street	2 bed tenanted residential flat	55 sq.m
14d Hill Street	2 bed tenanted residential flat	55 sq.m
14e Hill Street	2 bed tenanted residential flat	55 sq.m
14f Hill Street	2 bed tenanted residential flat	55 sq.m
14g Hill Street	2 bed vacant residential flat	55 sq.m
14h Hill Street	2 bed tenanted residential flat	55 sq.m

TENANCY HIGHLIGHTS

- The subject property has 1 vacancy at present and historically has always had good occupancy levels.
- Tenancy agreements within the block date as far back as 2009.
- The latest letting was in November 2020.
- Deposits held for all tenants.
- Potential of rental growth with estimated pcm rent of £550 per flat.

PRICE

The subjects are available for Sale with a guide from of £1,250,000. The flats are being sold subject to the tenancy agreements in place, where applicable.

EPC

Available upon request.

COUNCIL TAX

The subjects have a Council Tax Rating of B.

LEGAL COSTS

Each party will be responsible for their own legal costs.



VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



Garth Davison

Associate

garth.davison@g-s.co.uk

01382 200 064

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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6. Date of Publication: May 2021