

**FOR SALE**

WASTE TRANSFER STATION /  
INDUSTRIAL UNIT AND YARD



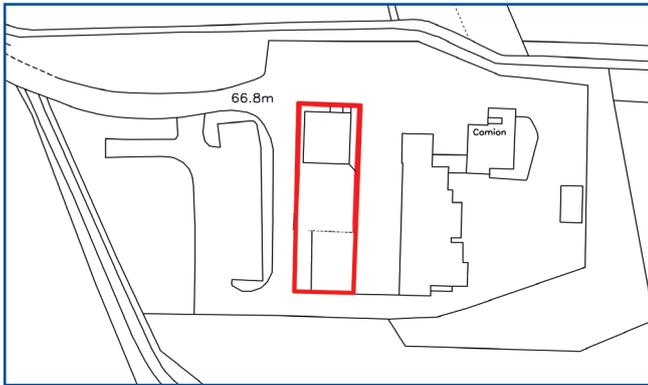
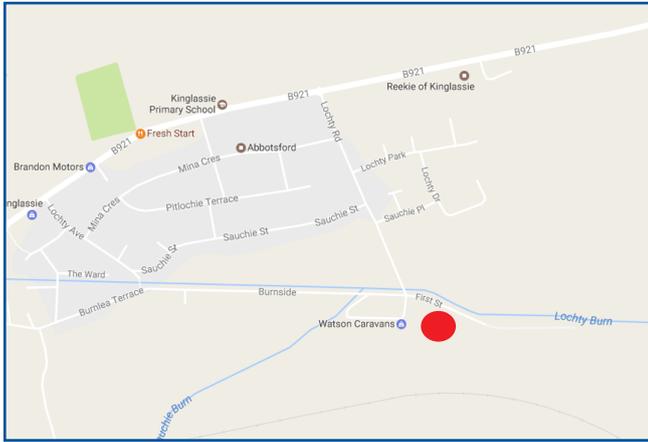
**BURNSIDE INDUSTRIAL ESTATE, KINGLASSIE, FIFE, KY5 0UX**

- **Workshop and secure yard**
- **Waste Transfer Permit in place**
- **Close to A92**
- **100% rates relief available**
- **Offers over £100,000**
- **Industrial building 275.30 sq m (2,963 sq ft)**
- **Site 0.12 ha (0.29 ac)**

## Location

The property is formed within Burnside Industrial Estate which is formed to the south east of the village of Kinglassie.

Kinglassie is a small village lying on the outskirts and to the south west of Glenrothes, which itself comprises one of the major towns within Fife. The village enjoys good road connections with access via the B922 which is connected directly to the A92, or the A911 from the M90 or A91. The M90 has excellent connections to the Scottish motorway network with direct access to Perth to the north and the Forth road bridge to the south.



## Description

The property comprises a waste transfer station, forming a single detached industrial building within a fully enclosed dedicated yard.

The warehouse unit comprises a steel portal frame structure, over-clad in profiled metal and benefitting from two large vehicular roller shutter doors to a transfer area with a further two roller shutters to the yard area. The base of the unit is formed of solid concrete, with brick/block lower walls.

The building has been designed as a waste transfer station and incorporates open ventilation to the top of the wall surfaces to allow ventilation, with segregated areas formed within the unit for sorting various waste products. In addition, there is a large storage tank within the loading area which allows all surface water and waste liquid to be collected and stored to be transferred off site.

The yard area is formed with a mixture of tarmac and concrete and has been subdivided by a walls to allow for separate sorting and storage of waste liquids. The yard is fully enclosed with a metal framed fence finished in profiled metal sheeting. There are two vehicular access gates to the site.

Although the property has been in use as a waste transfer station, and has the benefit of a Waste Transfer Licence, it could equally be used for basic industrial use eg. motor transport workshop, storage facility, etc.

## Accommodation/areas

From sizes taken at the time of our inspection, we calculate the gross internal area of the unit to extend to 275.30 sq m (2,963 sq ft).

From sizes scaled from plans, we calculate the site area to extend to a total of 0.12 hectares (0.29 acres).

## Rating

The current Rateable Value is £9,800.

The current Uniform Business Rate is 46.6p.

100% rates relief is available to qualifying companies under the Scottish Government's Small Business Bonus Scheme – full details are available from the selling agent.

## Waste Transfer Permit

The property benefits from a Waste Transfer Permit, having a Scottish Environmental Protection Agency (SEPA) Permit to operate a 'Part A' installation, this having been granted under a permission obtained on 26 July 2010, under Permit No. PPC/A/1036306. Full details and a copy of the consent document can be obtained via the selling agent upon request.

## Price

Offers over **£100,000** are sought without the benefit of the Waste Transfer Licence.

## VAT

To be confirmed.

## Energy Performance

We understand that the property is exempt from the current Energy Performance legislation.

## Legal Costs

Each party to bear their own legal costs.

## Land and Buildings Transaction Tax

A purchase at the price indicated above will fall below the level for Land and Buildings Transaction Tax.

## Date of Entry

Immediate entry is available.

## Viewing and further information

By contacting the Sole Selling Agent:

Thomson Property Consultants  
2nd Floor  
180 West Regent Street  
Glasgow  
G2 4RW

Tel: 0141 611 9666  
Fax: 07006 037140

Contact: Eric Thomson  
Email: [eric@thomsonproperty.co.uk](mailto:eric@thomsonproperty.co.uk)



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