

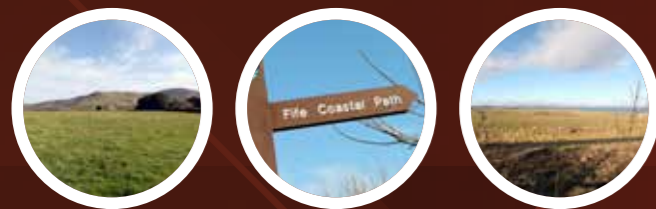


TOM HAMILTON TRANSPORT

**McEwan Fraser Legal**
Solicitors & Estate Agents

EAST BURNSIDE

KINGGLASSIE / KY5 0UX

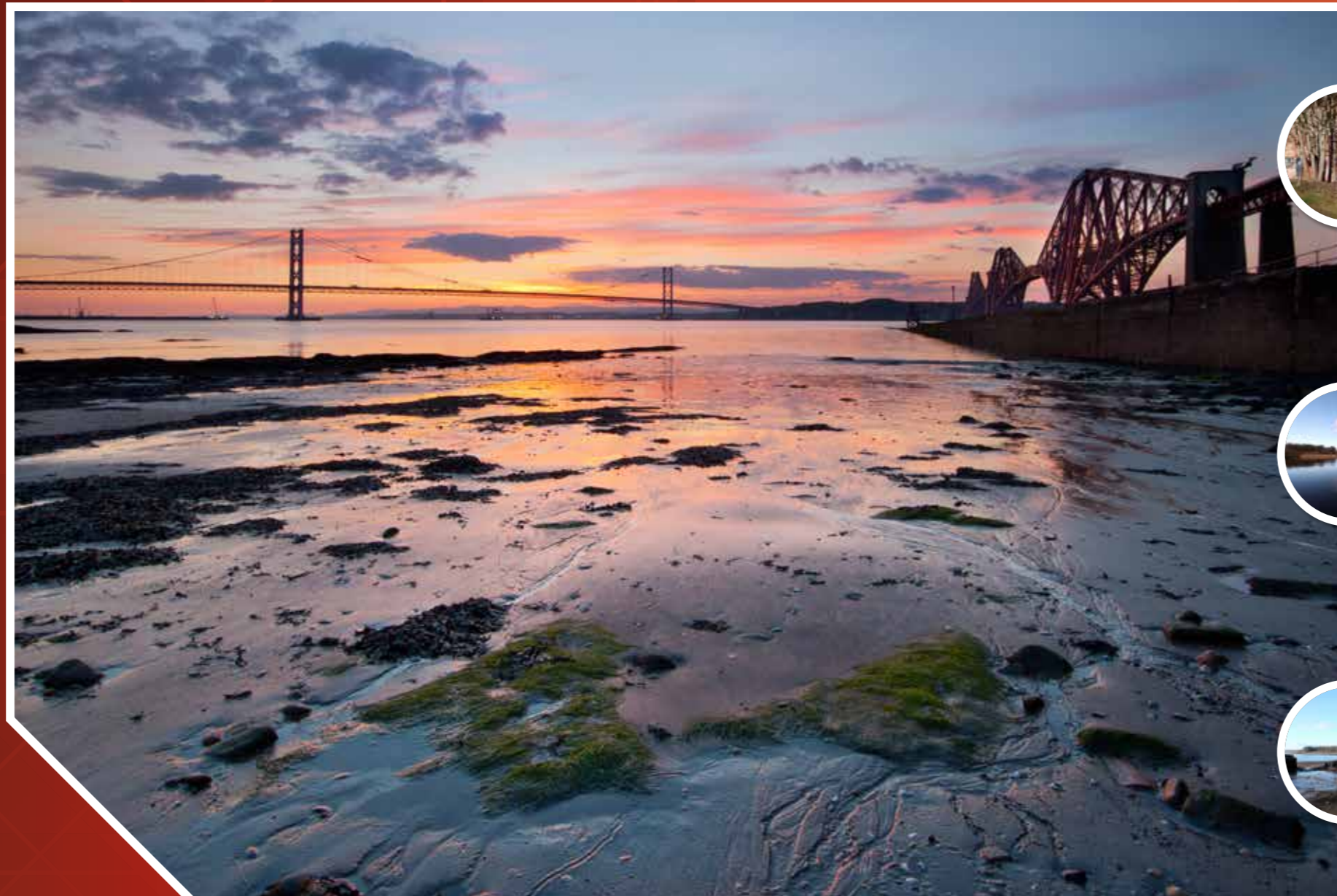


AREA

Fife provides easy access to North South and Central Scotland with the A92 running to Dundee and Aberdeen to the North and joining the M90 South towards Edinburgh. The post of Rosyth is approximately 30 minutes away and the major Amazon warehouse approximately 20 minutes. Kinglassie is a popular residential area with a wealth of amenities including local shopping whilst only being a few

miles from Kirkcaldy and Glenrothes which boast the level of services you would expect from larger towns. There are regular trains from Kirkcaldy to Edinburgh and from Markinch to Dundee, and Edinburgh International Airport is about 25 miles away. The business is located on the periphery of the village of Kinglassie with a mix of residential and commercial properties in the vicinity.

COMMERCIAL TURNKEY BUSINESS OPPORTUNITY ON 3.5 ACRE SITE. INCLUDES A LOVELY FOUR BEDROOM HOME WITH THREE BATH OR SHOWER ROOMS, TWO PUBLIC ROOMS AND A SWIMMING POOL AND SAUNA // INCLUDES A LOVELY FOUR BEDROOM HOME WITH THREE BATH OR SHOWER ROOMS, TWO PUBLIC ROOMS AND A SWIMMING POOL AND SAUNA



TOM HAMILTON TRANSPORT

"...THIS HYBRID PROPERTY OFFERS A RARE OPPORTUNITY TO PURCHASE A BUSINESS AND A HOME THAT CAN PROVIDE GOOD QUALITY WORKSHOPS AND STORAGE AREAS..."

PROPERTY

Current figures and facts on the area (taken from Fife Council)

- Fife's estimated population is 368,100; Working age population (aged 16-64) 231,600 or 63% (2015).
- 42.6% of Fife's economically active population was qualified to degree level (NVQ4) and above; Scottish and UK comparisons are 42.5% and 37.1% respectively. (Annual Population Survey, 2015).
- Fife's employment rate (Jul 2015-Jun 2015) was 71.6%, compared to Scottish rate of 72.9%.
- There were 9,760 enterprises registered in Fife in 2016, 5.6% of all businesses in Scotland.
- Business turnover has risen 44% to £13,625m over the last decade. Manufacturing and Wholesale, Retail & Repairs contribution to Fife's turnover was £4,403m (32.3%) and £3,786m (27.8%) respectively.
- The sectors in Fife with the largest number of enterprises are Wholesale, Retail and Repairs (1,625); Professional, Scientific

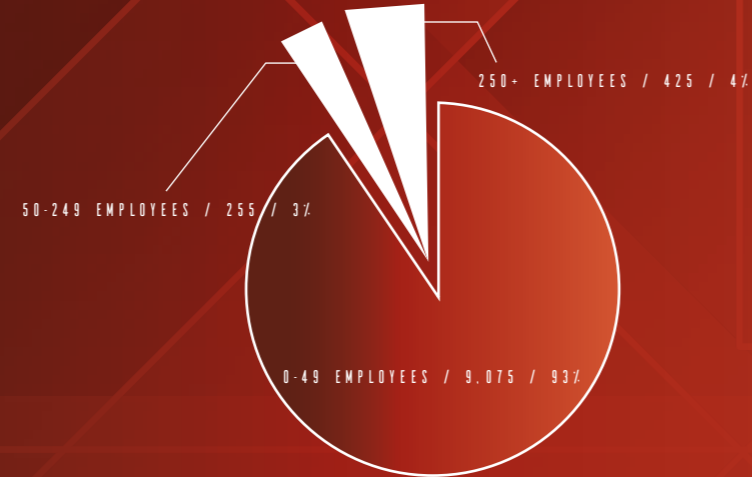
and Technical activities (1,685); and Construction (1,140).

- The largest employing sectors are Wholesale, Retail and Repairs (21,950 employees); Manufacturing (15,160 employees); and Education, Health and Social Work (13,750 employees).

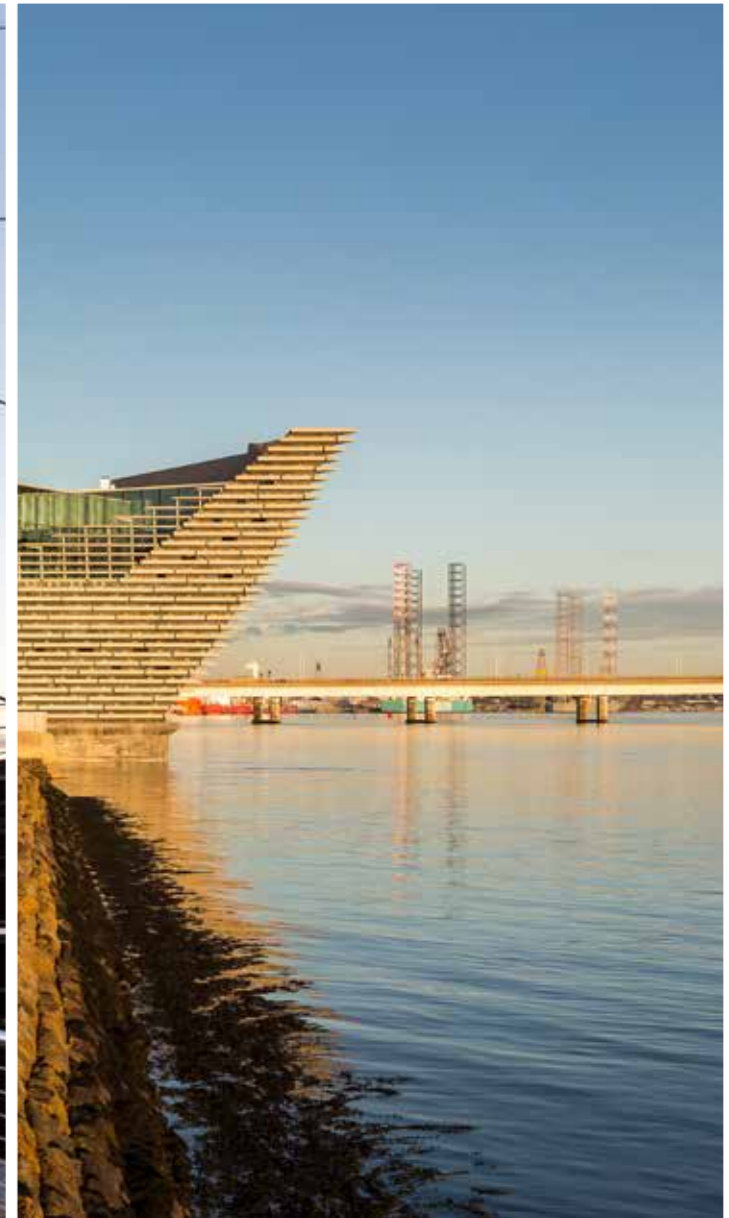
Over the last decade Fife has seen an increase of 1,270 registered enterprises.

As the chart (taken from the Fife economy partnership) above illustrates, by far, the largest proportion of businesses in Fife are SME, this would lead us to understand the ongoing requirement for premises to suit this type of activity.

Tom Hamilton Transport Site offers just such an opportunity with huge scope to expand the business. Potential also lies in the change of use of this adaptable site and would equally attract a buyer in the transport or construction industries as a base for heavy transport, materiel etc.



NUMBER OF ENTERPRISES IN FIFE BY EMPLOY SIZE BAND / MARCH 2016



TOM HAMILTON TRANSPORT

McEwan Fraser Legal are offering a unique opportunity to purchase a fully trading commercial letting business with scope to increase existing business coupled with a delightful four bedroom home with three bath or shower rooms and a swimming pool and Sauna.

This hybrid property offers a rare opportunity to purchase a business and a home that can provide good quality workshops and storage areas. The premises benefit from a secure gated entrance and currently comprises nine brick built workshops/units, 2 double units and one separate office. The company rent storage containers of which thirty containers are owned by the company, and 3 containers are owned by tenants who rent the space. There is sufficient land to expand this activity should it be desired. There are twenty separate businesses currently renting on this site with capacity to create more income. The types of business currently on site include :

- 1 Metalwork business
- 1 Painting and decorating business
- 1 Roadworks company
- 3 Kitchen companies
- 2 Building companies
- 2 Joiners
- 1 Vintage car parts company
- 1 Furniture upcycling business
- 1 Aircraft interior refurbishing company
- 2 Roofing companies
- 2 Bus companies
- 1 Thermal imaging company
- 1 Haulage company

The land occupies a site of approximately 3.5 acres and five companies rent land only for parking of buses and lorries. A motivated new buyer may look to build on the strong foundations already in place and continue the current level of growth through

maintaining the current contracts in place in addition to serving new projects acquired through proactive marketing.

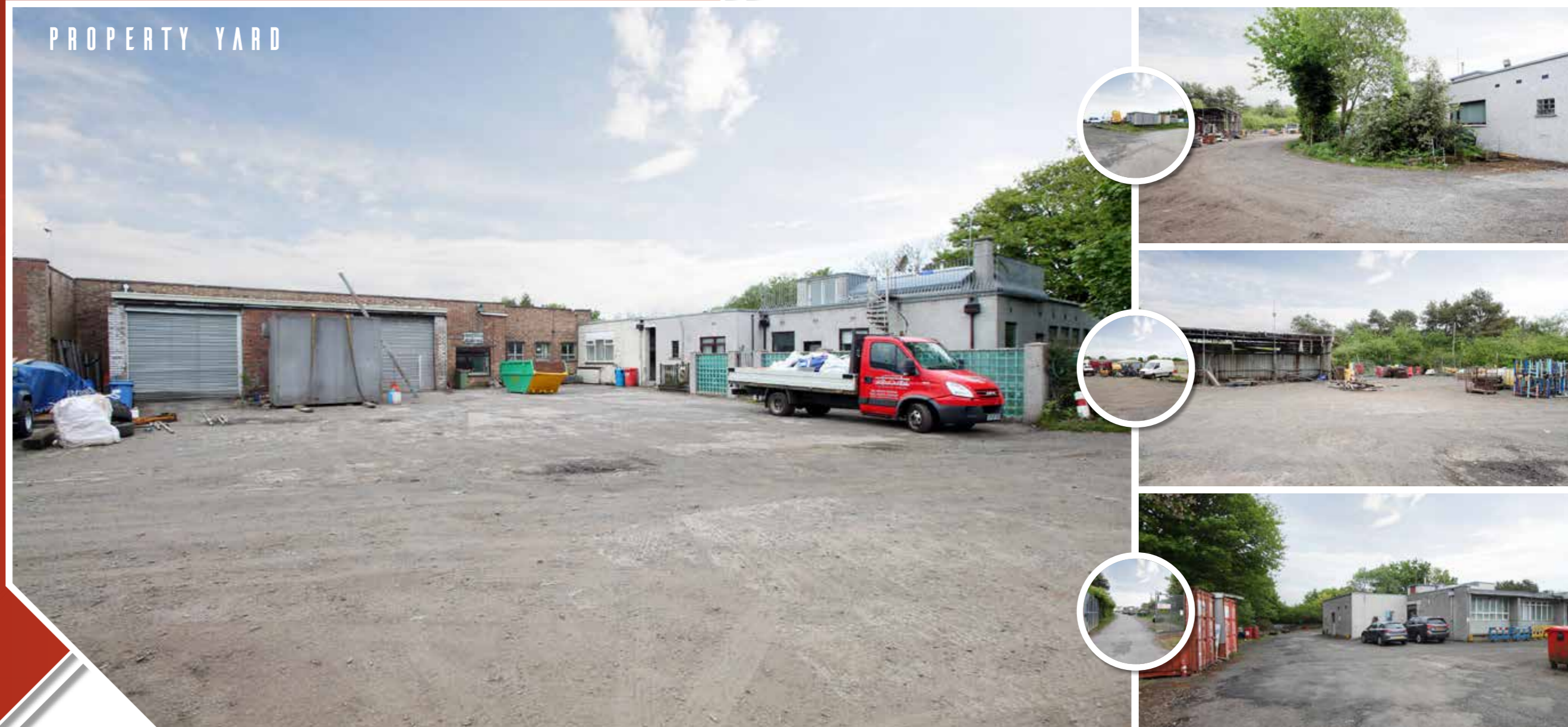
Reason for sale : Our client is selling due to retirement and poor health and has built this business over twenty plus years giving many local companies the opportunity to start trading from here. Accounts & Trading Figures-Are available on request by the purchasers solicitor or broker.

All offers should be submitted to McEwan Fraser Legal with whom purchasers should registrar interest if they wish to be informed of closing dates.

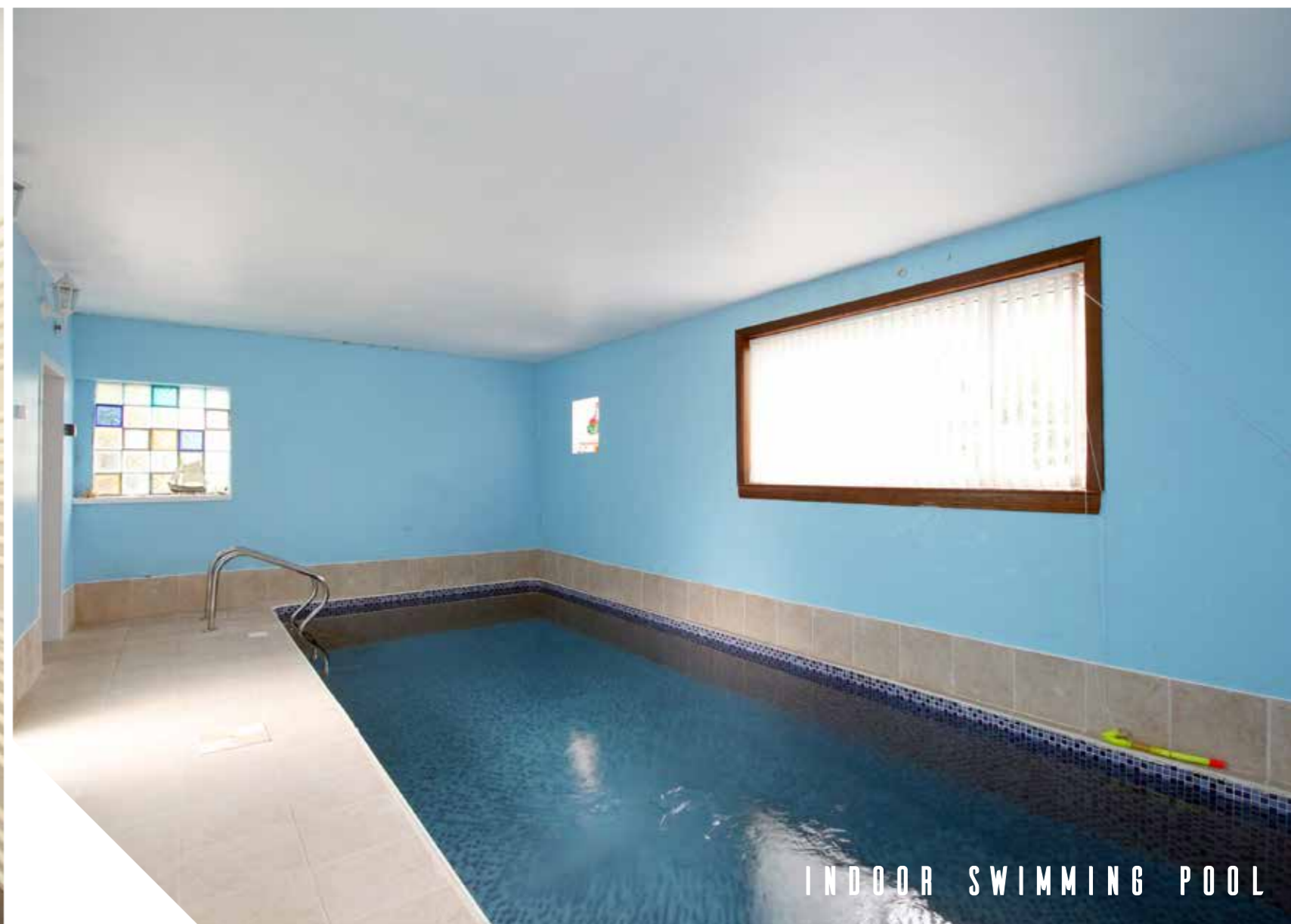
Extras : Size of property/land Approx 3.5 acres.

- 9 brick built workshops/units 2 double units and one separate office.
- 30 containers owned by us 3 containers owned by tenants
- 20 separate businesses renting
 - 1 metal work business
 - 1 painting and decorating business
 - 1 roadworks company
 - 3 kitchen companies
 - 2 building companies
 - 2 joiners
 - 1 vintage car parts company
 - 1 furniture upcycling business
 - 1 aircraft interior refurbishing company
 - 2 roofing companies
 - 2 bus companies
 - 1 thermal imaging company
 - 1 haulage company
- 5 companies rent land only
- 2 single and one double unit let to stock car and vintage car hobbyists.

PROPERTY YARD



PROPERTY YARD



INDOOR SWIMMING POOL



STUDY



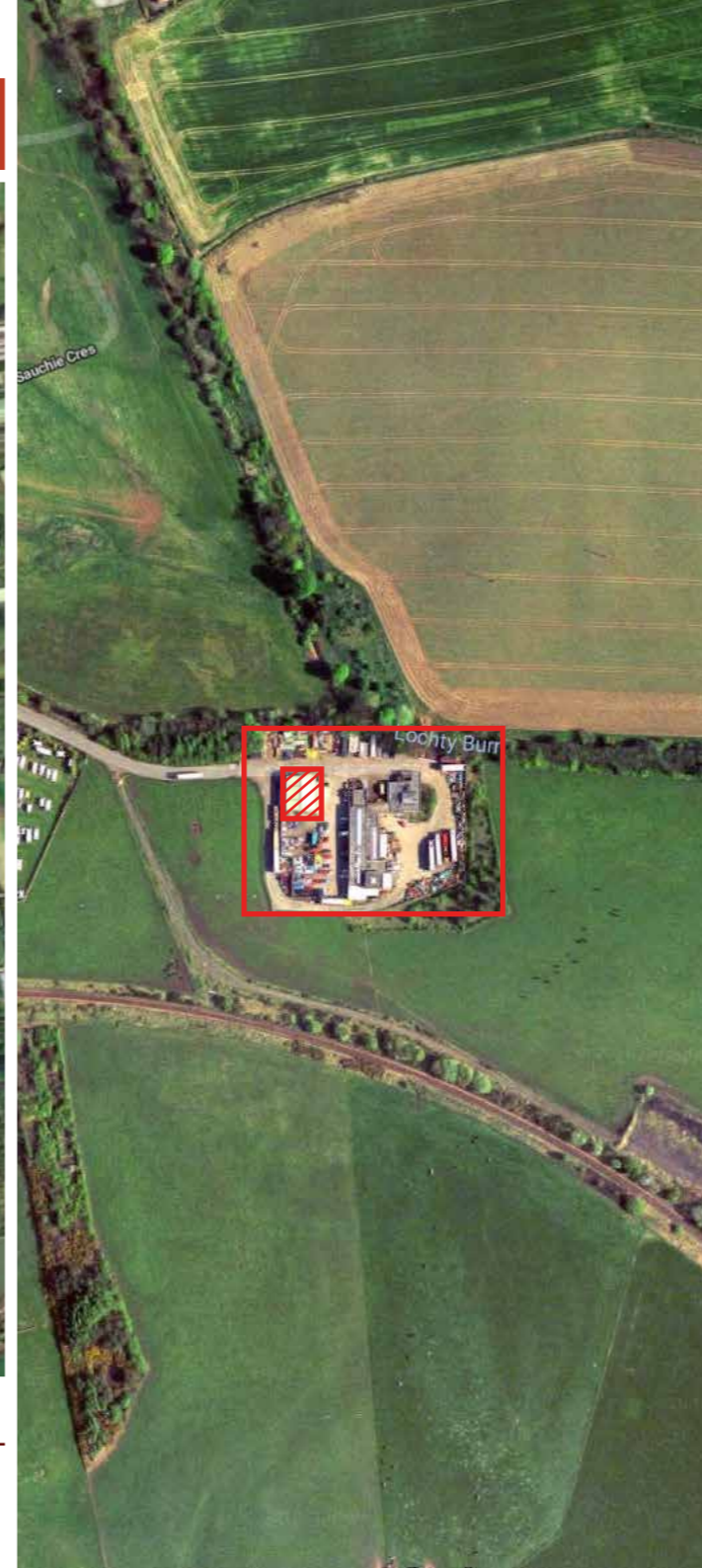
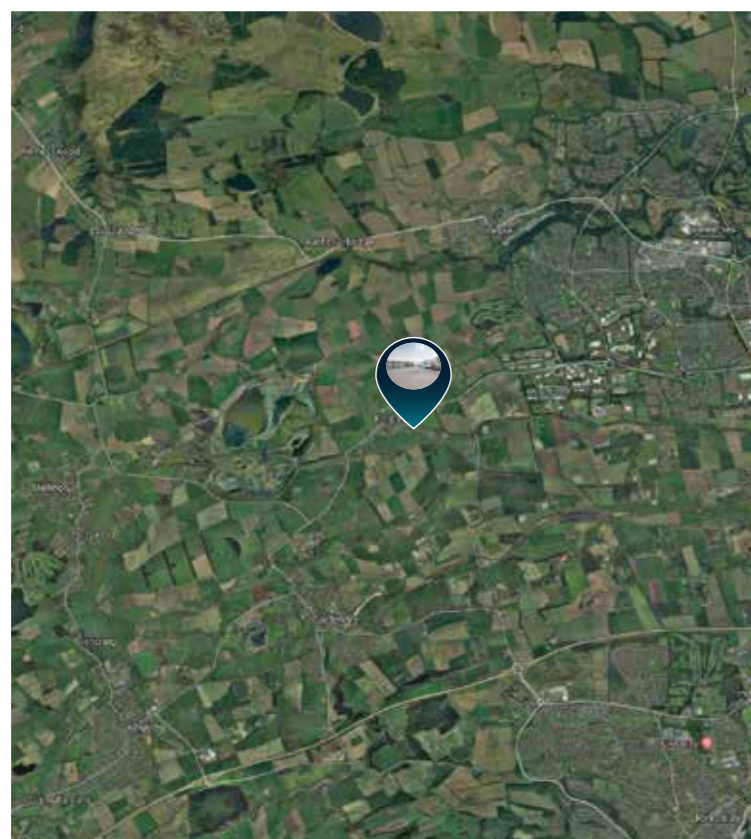
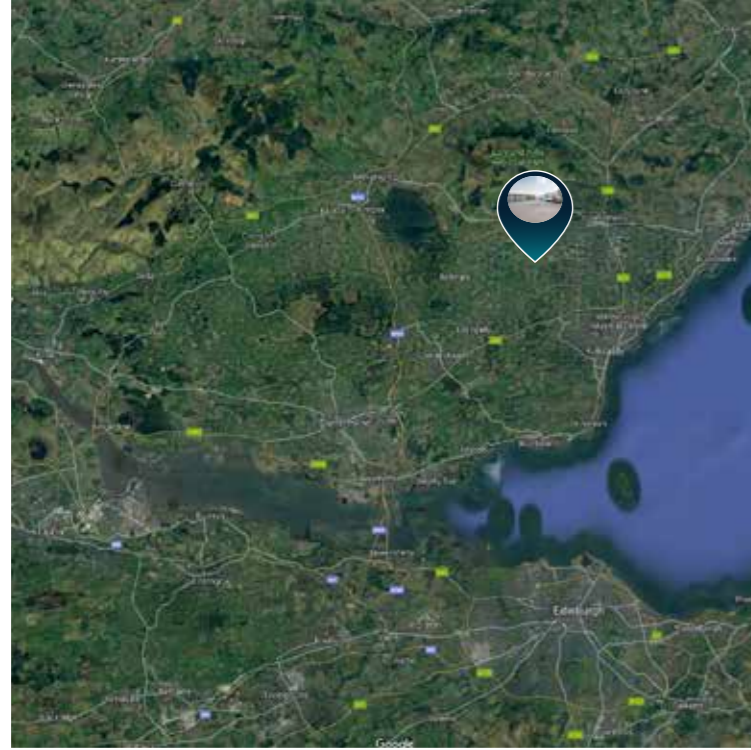
WET ROOM



BEDROOM 1 & EN-SUITE / BEDROOMS

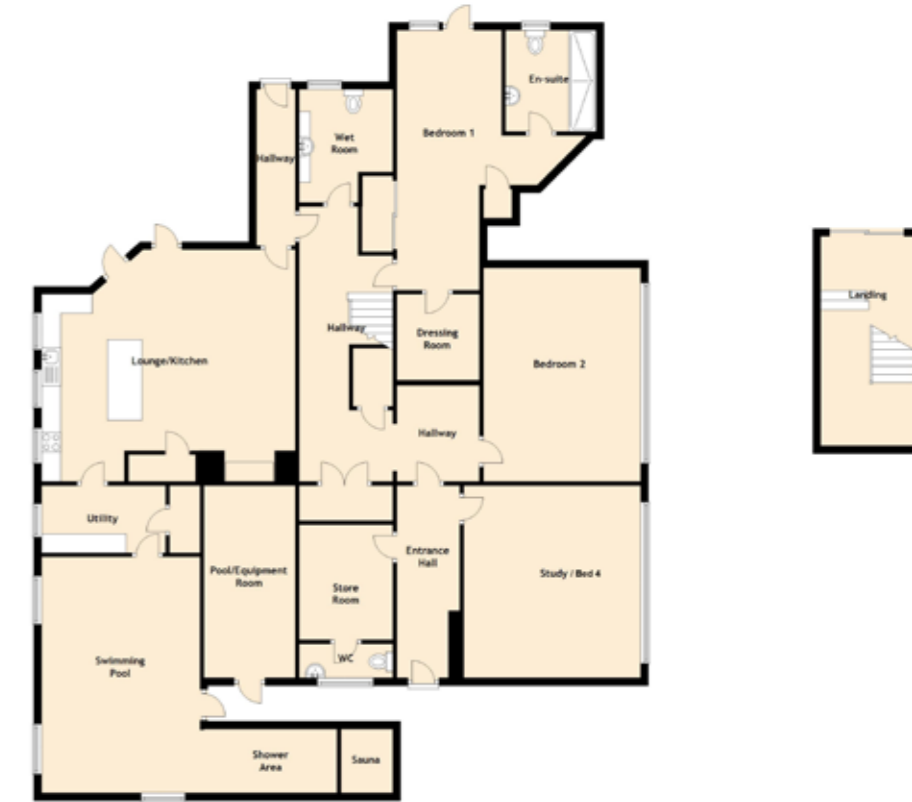


EN-SUITE



SPECIFICATIONS

FLOOR PLAN // LOCATION



Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	6.60m (21'8") x 6.03m (19'9")
Utility	4.35m (14'3") x 1.75m (5'9")
Pool/Equipment Room	4.74m (15'6") x 2.41m (7'11")
Swimming Pool	7.20m (23'7") x 4.29m (14'1")
Bedroom 1	4.88m (16') x 4.30m (14'1")
En-suite	3.04m (10') x 1.84m (6')

Dressing Room	2.27m (7'5") x 1.90m (6'3")
Bedroom 2	5.55m (18'3") x 4.20m (13'9")
Study/Bed 4	5.00m (16'5") x 4.60m (15'1")
WC	2.45m (8'2") x 1.00m (3'2")
Wet Room	2.17m (7'1") x 1.90m (6'3")
Shower Area	4.35m (14'3") x 2.09m (6'10")
Store Room	3.70m (12'2") x 2.43m (8')

Site Acreage : 3.5 acres.

Please Note : The area marked in the red box is owned by Red Industries. The clients own all of the entrance. Red Industries has right of access but no ownership of entrance and access roads. They have joint responsibility

for maintenance and repair for the external access road to the gate and the internal access road from the gate to the transfer station which is owned by them.



PROPERTY

REAR SECTION & ENTRANCE




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**Part
Exchange
Available**

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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