

DM HALL

To Let

Office / Studio

205B High Street,
Kirkcaldy,
Fife,
KY1 1JD



89 SQ M
(958 SQ FT)

Property Details

- Central location within Kirkcaldy, in close proximity to the Bus Station
- Top floor office with two parking spaces to the rear
- Two separate entrances on High Street and Hill Street
- High levels of natural light
- Offers over £9,500 per annum

LOCATION:

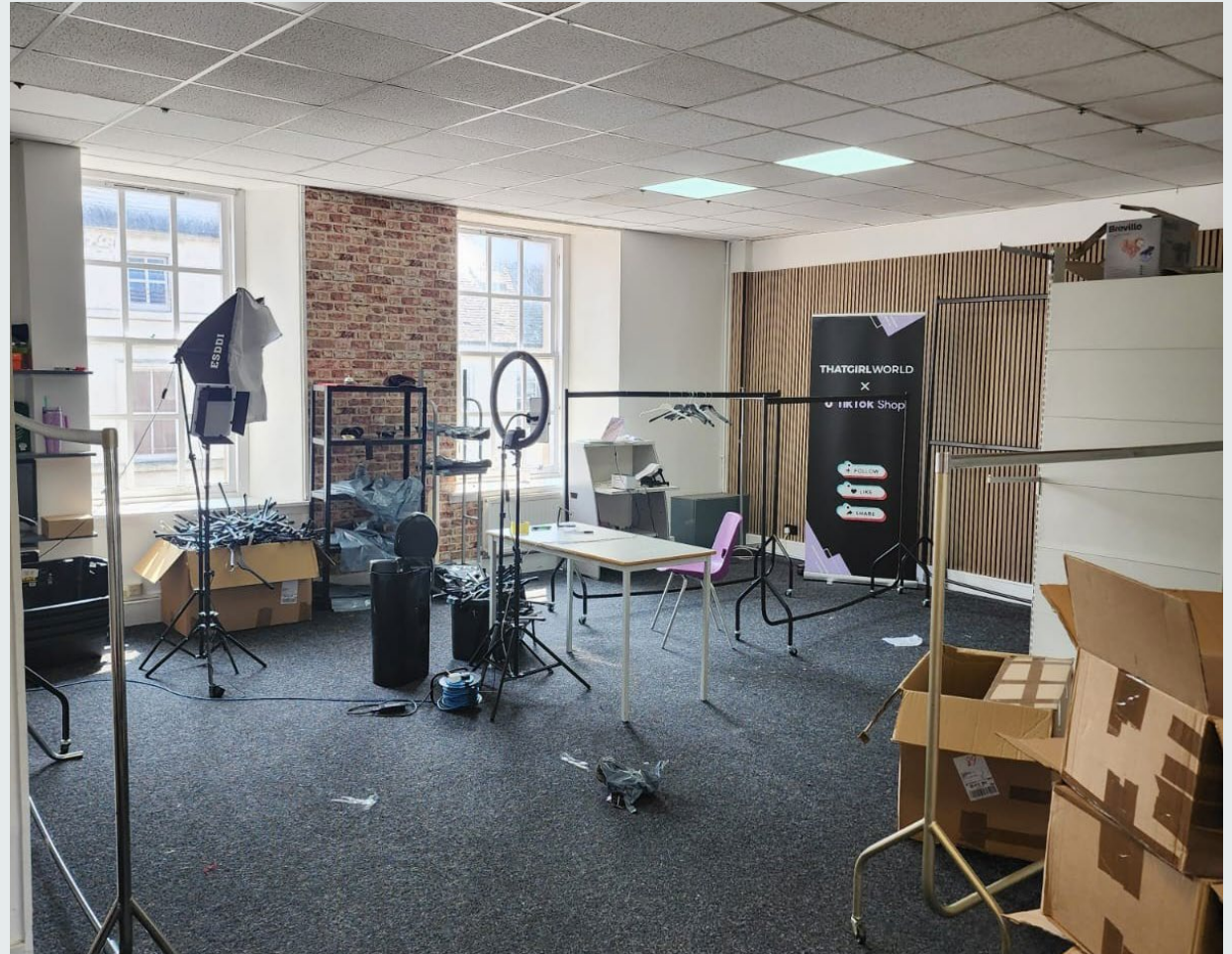
Kirkcaldy is one of Fife's principal centres having a population approaching 50,000 persons and a catchment area estimated to be in the region of 150,000.

The town benefits from an excellent transportation system, having a railway station located on the East Coast mainline which runs from London Kings Cross via Edinburgh to Aberdeen. By road, the East Fife Regional Road provides a first class dual carriageway link onto Central Scotland's motorway network. The subject itself also sits within walking distance of the Kirkcaldy bus station.

The approximate location of the property is shown on the map below.

DESCRIPTION:

The subjects comprise a mid-terraced office premises located on the top floor of a three storey traditionally constructed office building, surmounted by a pitched and assumed tiled roof. The property can be accessed from the High Street, or Hill Street and benefits from two dedicated parking spaces to the rear.



Property Details

Internally, the premises is arranged to provide a large, open plan office space, incorporating a cellular meeting room. The space benefits from large glazed windows affording high levels of natural lighting throughout.

The property further benefits from a tea prep facilities, along with a WC. Heating is achieved via a gas central heating system.

ACCOMMODATION:

The premises have been measured in accordance with RICS Code of Measuring Practice - 6th Edition. The net internal area have been calculated as being approximately as follows:

SQ M	SQ FT
89	958

RATEABLE VALUE:

Having regard to the Scottish Assessors website we note that the subjects are entered into the current Valuation Roll at a rateable value of £3,950. Any ingoing occupier should benefit from 100% rates relief under the Small Business Bonus Scheme

LEASE TERMS:

The subjects are offered on normal full repairing and insuring terms, for a period to be negotiated.

RENTAL:

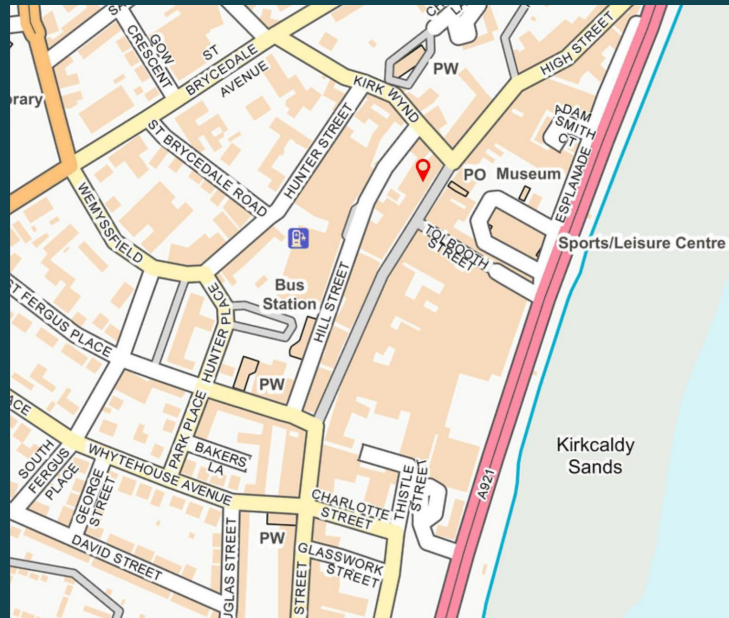
Offers over £9,500 per annum (plus VAT)

VIEWING:

Strictly by arrangement with the sole letting agents.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.



ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

ENTRY:

Upon completion of legal arrangements.

FURTHER INFORMATION

Strictly by contacting the sole selling/letting agents:-

Make an enquiry

Justin Akugbo

Roddy Craig

fifeagency@dmhall.co.uk

DM Hall LLP

27 Canmore Street, Dunfermline KY12 7NU

01383 604 100 (Agency Department)



COMMERCIAL DEPARTMENT | 01383 604 100

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PROPERTY REF: ESA2560

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