DM HALL

To Let

Refurbished Class 10 Studio



The Studio, 1 Auchterderran Road, Lochgelly KY5 9DQ

152 sq m
(1,636 sq ft)

- Class 10 fitness school opportunity
- Fitted mirror walling ideal for dance, fitness and performance training
- Separate changing area, storage and toilets
- Recently developed on-site car park with approximately 8 spaces
- Attractive stone building with modern interior upgrades
- Welcoming reception space
- Rental offers in excess of £14,400 per annum

LOCATION

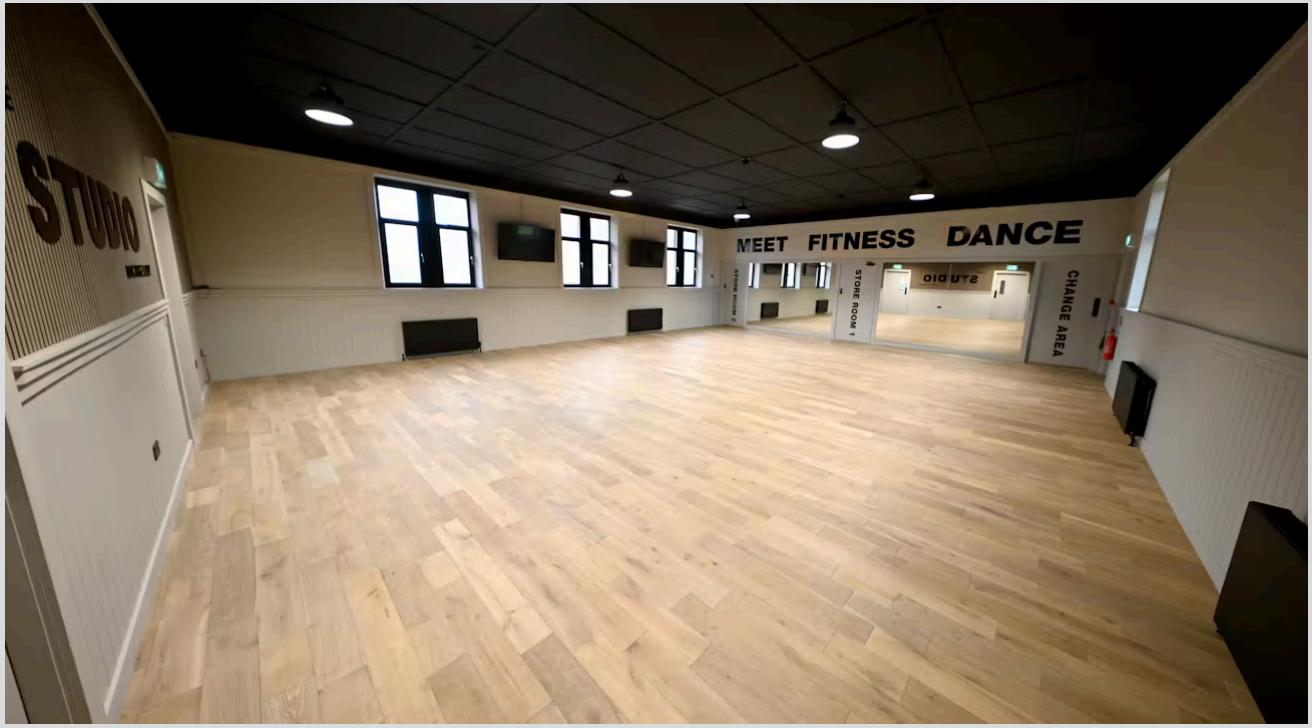
Lochgelly is situated in West Fife and has a population of approximately 7,000 people. It is located between the larger towns of Kirkcaldy, approximately 7 miles to the east, with Dunfermline 10 miles to the west.

Transport links are excellent with readily available access to the A92 and the M90 trunk road.

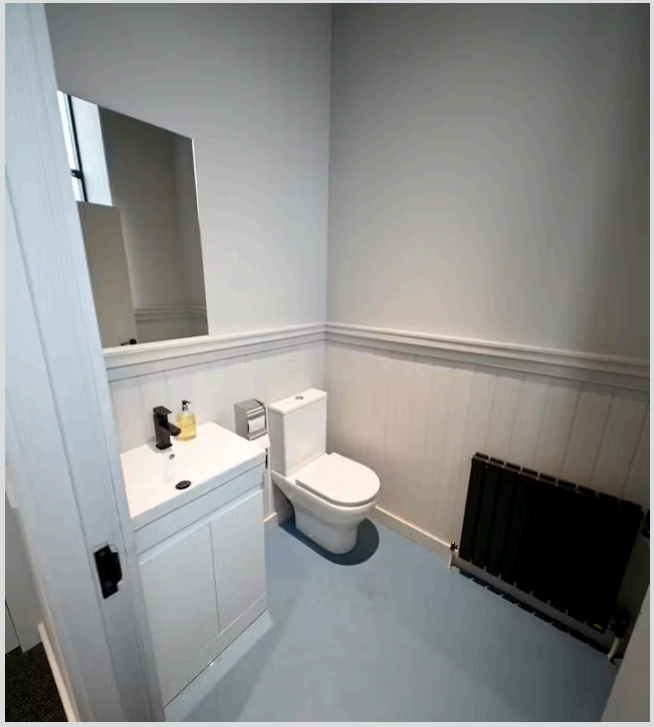
Lochgelly also has a mainline railway station on the Fife Circle line providing links to Edinburgh.

The subject lie within a strategic position on the corner of Auchterderran Road running parrel to Whyte Street.

Nearby occupiers include the Lochgelly Centre, Premier Convenience Store, The Kitchen-Inn and AMG Chartered Business Accountants and Business Advisors.







DESCRIPTION

The subjects comprise a self-contained ground floor class 10 premises of stone construction, surmounted by a pitched and slated roof.

Internally, the subjects contain a newly refurbished dance / fitness studio. The premises benefits from a main studio room, with a hardwood style floor and fitted mirror wall.

Throughout the property there is separate changing area, two storeroom's, two W/C compartments, a CCTV system, security alarms, a new gas-fired boiler and LED lighting throughout.

Situated to the right of the main building is a newly developed car park that offers parking for approximately 8 spaces.

It should be noted that the car park development is currently underway, with completion anticipated imminently.

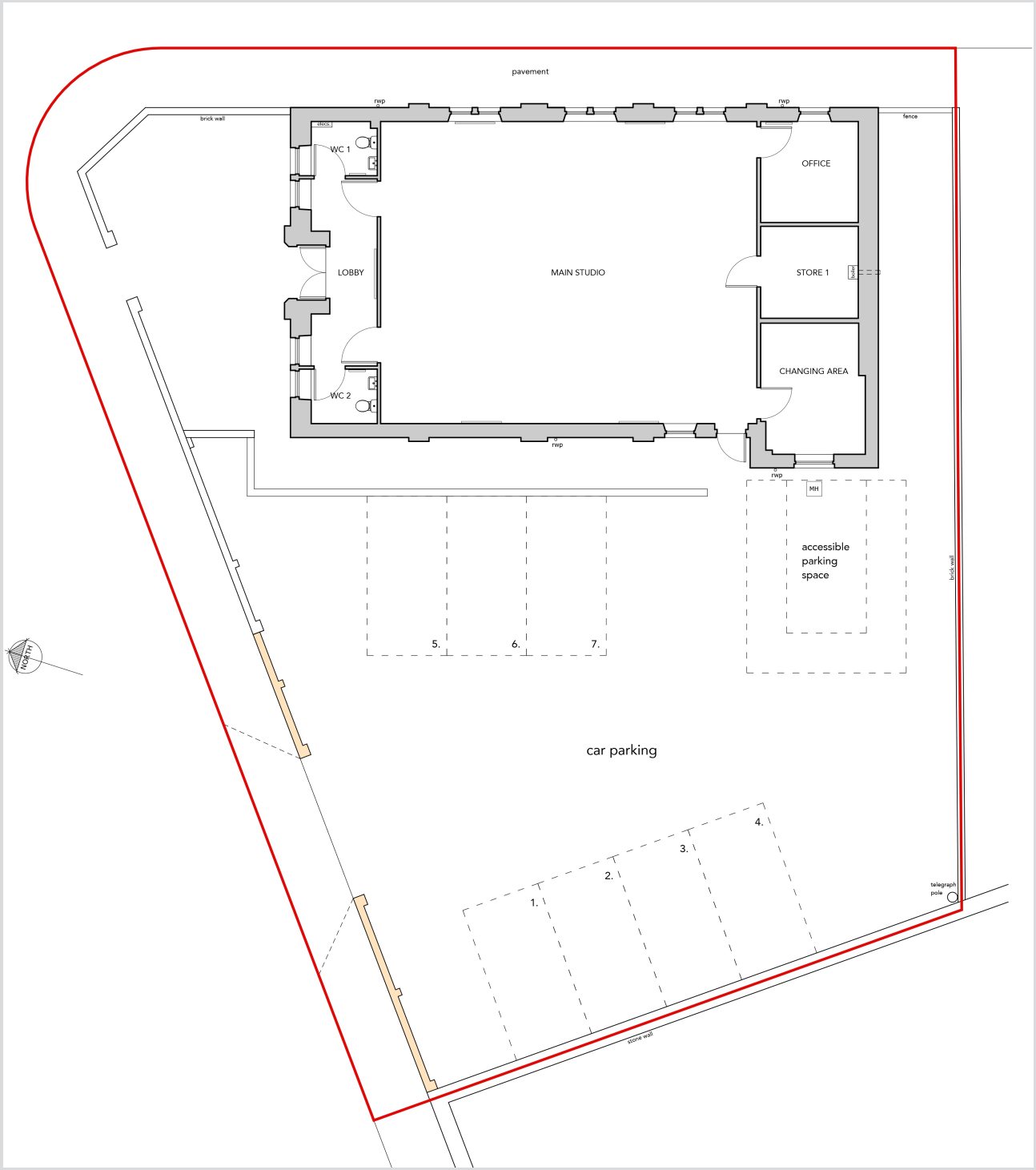
FLOOR AREA

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal Basis (GIA) and is as follows:

Description	sq ft	sq m
Studio	1,636	152
Total	**1,636**	**152**

LEASE TERMS

Our client is seeking offers over £14,400 per annum for a new Full Repairing and Insuring lease (FRI), for a term to be agreed.



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

LEGAL COSTS
Each party to bear their own legal costs throughout any transaction.

VAT
Not applicable

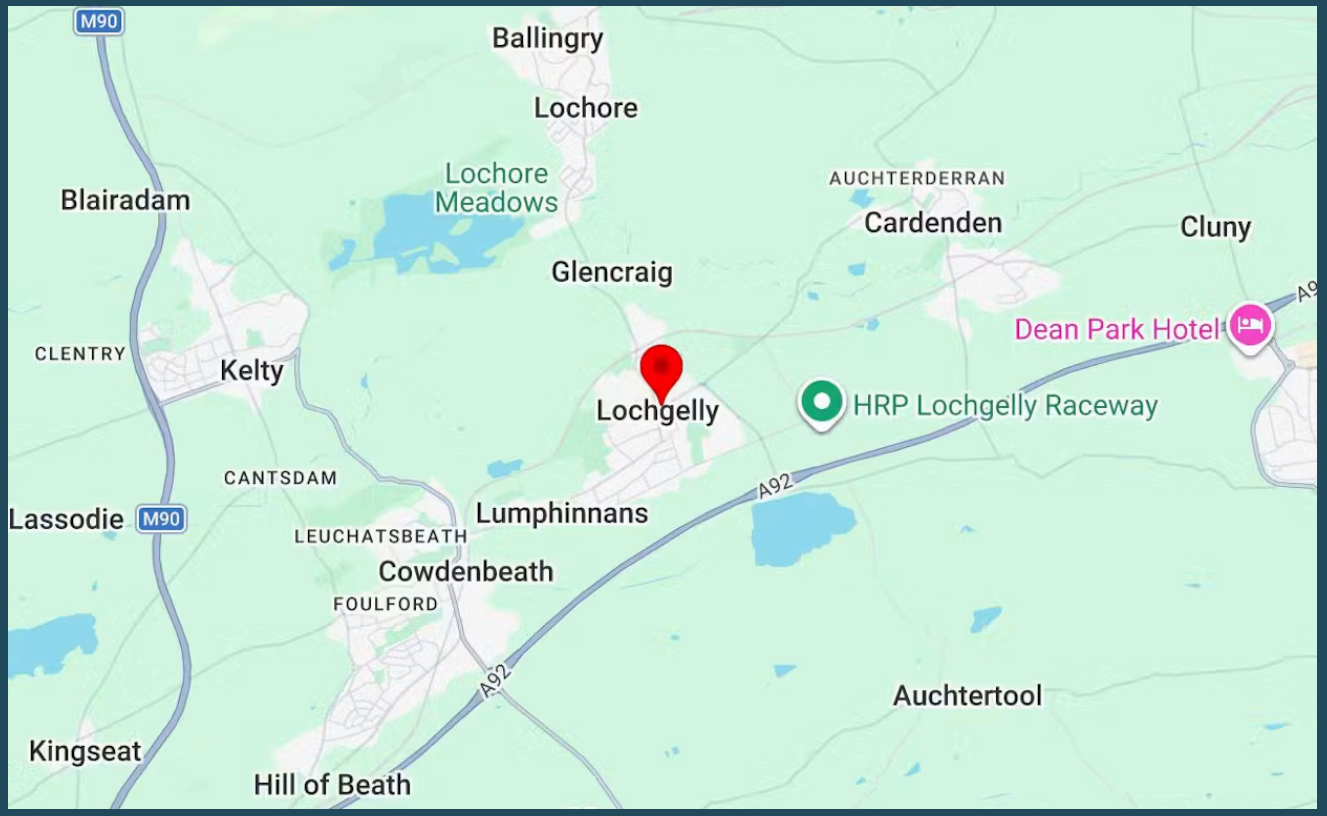
NON-DOMESTIC RATES
Rates Payable: Rates Payable: According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £3,350 per annum. It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief. Further details are available at www.saa.gov.uk.

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING
DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS



Make an enquiry

Justin Akugbo
07880 151366
justin.akugbo@dmhall.co.uk

Roddy Craig
07721449437
roddy.craig@dmhall.co.uk

DM Hall
17 Corstorphine Road,
Edinburgh
Scotland, EH12 6DD
0131 624 6130
edinburghagency@dmhall.co.uk

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PROPERTY REF: ESA4000

DATE OF PUBLICATION: NOVEMBER 2026