

DM HALL

TO LET

Office

**5 South Fergus Place
Kirkcaldy
Fife KY1 1YA
First Floor
Room 1**



**32.52 SQ M
(350 SQ FT)**

Property Details

- Flexible office suites
- Ample parking and attractive grounds
- Flexible lease terms available

LOCATION:

Kirkcaldy is one of Fife's principal centres having a population approaching 50,000 people 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 and the East Fife Regional Road providing a first-class dual carriageway link into Central Scotland's motorway network.

The property is located on the eastern side of South Fergus Place, on the corner of its junction with West Fergus Place and Whytehouse Avenue within the main Kirkcaldy town centre.

The location of the property is shown on the undernoted plan.

DESCRIPTION:

The property comprises a variety of flexible business space, including open-plan and cellular office accommodation. The offices are contained within an attractive period property of traditional stone construction surmounted by a pitched and slated roof.

Internally, Room 1 is a large room with a bay window overlooking the garden, providing plenty of natural daylight. There is a communal kitchen and WCs provided on site.

The property is situated within attractive garden grounds providing ample parking spaces.



Property Details

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
First	Room 1	32.52	350

LEASE TERMS:

ENERGY PERFORMANCE:

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

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,150 per annum:

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

LEASE TERMS:

The subjects are offered on normal, full repairing and insuring terms for a period to be negotiated, incorporating rent reviews at appropriate intervals.

RENTAL:

First Floor, room 1 £3,500 per annum

DM HALL



Regulated by
RICS

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT which is not currently chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents
Lois Paterson at DM Hall:-

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

Lois Paterson

fifeagency@dmhall.co.uk

DM Hall Agency Department

27 Canmore Street
Dunfermline, KY12 7NU

01383 604 100

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