



OFFICES/STUDIO

TO LET

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

- Central location within Kirkcaldy, very close to the Bus Station
- Top floor office with two parking spaces to the rear
- Two separate entrances on High Street and Hill Street
- Net internal area of 958 sq ft

Commercial Department
27 Canmore St, Dunfermline KY12 7NU
01383 604100

DM HALL
CHARTERED SURVEYORS

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 large open plan business space arranged over the top floor of a mid terraced three story building, which is of stone construction and contained under a pitched and tiled roof. There are two separate entrances to the building, one from the High Street and one from Hill Street. There are two parking spaces at the rear of property.

Internally the unit is laid out to provide a large open plan business space with one cellular office. There are tea prep facilities as well as a standard WC. Heating is provided by the way of a gas central heating system, with double glazed windows providing good natural lighting throughout.

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:
89 sq.m / 958 sq.ft

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 £8,400

LEASE TERMS:

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

RENTAL:

Price available on application.

VIEWING:

Strictly by arrangement with the sole letting agents.

VAT:

All prices quoted are exclusive of VAT which maybe 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:-

DM Hall LLP
27 Canmore Street
Dunfermline
Fife
KY12 7NU
Tel: 01383 604100 (Agency Department)

EMAIL: fifeagency@dmhall.co.uk

REFERENCE:

ESA2560

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