



TO LET - OFFICE

INGLIS LANE, CASTLEBLAIR WORKS,
DUNFERMLINE
KY12 9DP

- Self-contained office
- Flexible lease terms
- Close proximity to town centre
- On-site parking

LOCATION:

Dunfermline is one of Fife's principal commercial centres with a resident population currently in excess of 50,000 people and a catchment area understood to lie in the region of 150,000. The city has undergone a period of economic expansion over the last 20 years and has provided significant opportunities for both commercial and residential sectors.

The subjects are located on Inglis Lane, a short distance north of Dunfermline city centre. Surrounding users are a mixture of residential and commercial.

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

DESCRIPTION:

The property comprises a self-contained office over ground and first floor, built of solid stone construction beneath a pitched and slated roof.

Internally, the property provides conventional office accommodation with staff and WC facilities.

ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis. The suite extends to approximately 75 sq m (795 sq ft) providing the following accommodation:

Ground Floor:

entrance vestibule, open-plan office, private office and WC

First Floor:

2 offices

**RATEABLE VALUE:**

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £12,000 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 available on full repairing and insuring terms. Outline terms should be agreed with the letting agent prior to final lease terms being agreed.

Our client seeks offers in the region of £8,500 per annum

ENERGY PERFORMANCE:

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

VAT:

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

LEGAL COSTS:

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

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP
27 Canmore Street
Dunfermline
KY12 7NU

Tel: 01383 604 100 (Agency Department)

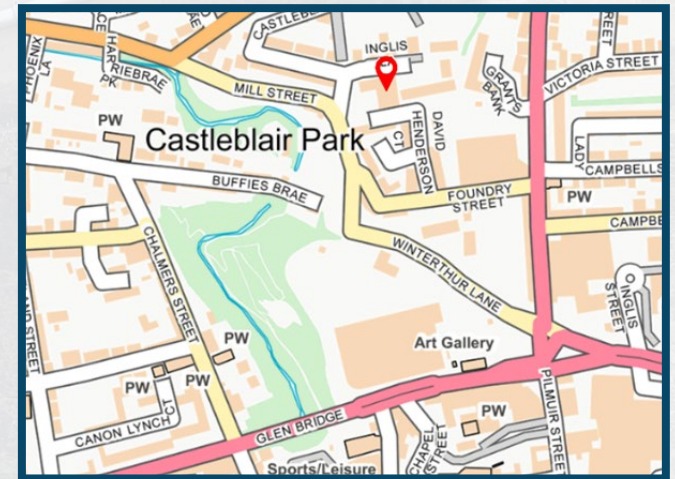
EMAIL: lois.paterson@dmhall.co.uk,
fifeagency@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

Ref: ESA3160

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