



TO LET - FLEXIBLE OFFICE SPACE

THE NAIRN HUTS,
HIGH STREET, KIRKCALDY
KY1 2QT

- Suitable for a variety of uses
- Close to amenities and good road transport links
- Units extend to 194.07 sq m (2,089 sq ft)
- Potential for sub-division with separate entrances
- Onsite parking

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.

DESCRIPTION:

The subjects are located at the end of Kirkcaldy High Street and comprise of office accommodation, which could be utilised for a variety of uses. The subjects are of timber frame construction, surmounted by a pitched and felted roof and flooring throughout of suspended timber construction.

The subjects benefit from mains supplies of water and electricity. Heating is provided via electric storage heaters. The subjects incorporate PVC perimeter trunking for service provision. Artificial lighting is afforded in the form of fluorescent tube lighting.

ACCOMMODATION:

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

Office, tea preparation, WC and storage on a Net Internal Basis extends to 194.07 sq m (2,089 sq ft).

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have an annual Rateable Value of £11,300.

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

LEASE TERMS:

Rental £10,000 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.

LEGAL COSTS:

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

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP

27 Canmore Street

Dunfermline

Fife

KY12 7NU

Tel: 01383 604 100 (Agency Department)

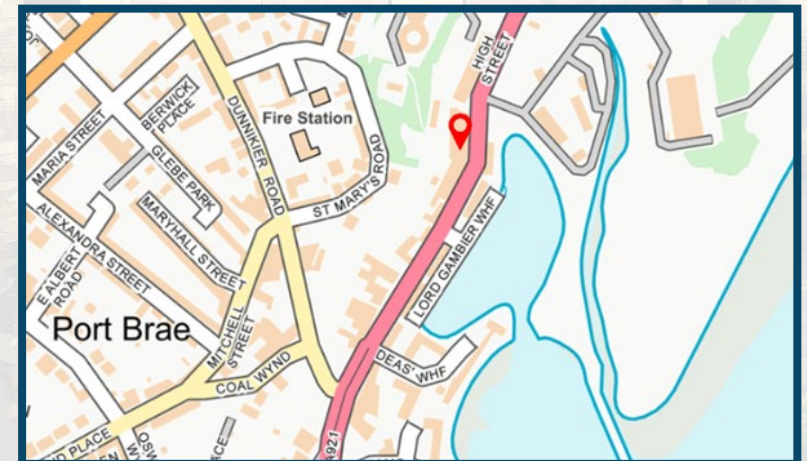
EMAIL: lois.paterson@dmhall.co.uk,
fifeagency@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

Ref: ESA3233 The Huts

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