

TO LET

RETAIL/OFFICE



61 BANK STREET, LOCHGELLY, FIFE, KY5 9QL



- **Former Post Office**
- **Prominent location on the corner of Bank Street and North Street.**
- **Net Internal Area 71.17 sq m (766 sq ft)**
- **Excellent pedestrian footfall**
- **Suitable for a variety of uses**

VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

Shepherd Chartered Surveyors
The Signature Building
8 Pitreavie Court
Dunfermline
KY11 8UU

Tel: 01383 722 337

Contact:
Paul Carr
Email: p.carr@shepherd.co.uk

Bilal Ashraf
Email: b.ashraf@shepherd.co.uk

www.shepherd.co.uk

LOCATION

Lochgelly is situated in West Fife and has a population of approximately 7,000. It is situated between the larger towns of Kirkcaldy which is approximately 7 miles to the east and 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 all Fife's main population centres.

DESCRIPTION

The subjects comprise a ground floor retail unit of stone construction surmounted by a pitched and slated roof. The floor construction throughout is of concrete construction. The rhones and downpipes are of a cast iron nature. The subjects are fitted out with linoleum and carpet floor coverings, part suspended ceiling and painted and papered walls. The subjects provide a reasonable provision of PVC sockets and switches throughout. Artificial lighting is afforded in the form of fluorescent tube lighting.

Accommodation

The premises have been measured on a Net Internal Area basis as follows:

Description	sq m	sq ft
Reception, Offices, WC's and storage	71.17	766
Total	71.17 sq m	766 sq ft

SERVICES

The premises have 3 phase power, mains gas and water with drainage going to the public sewer.

USE

We are of the understanding that the premises has Class 1 under the Use Classes Order 1997.

RATEABLE VALUE

The premises are listed as a warehouse on the Scottish Assessors website with a RV of £7,900.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, however, in the normal manner, the tenant will be liable for any LBTT or Registration Dues.

VAT

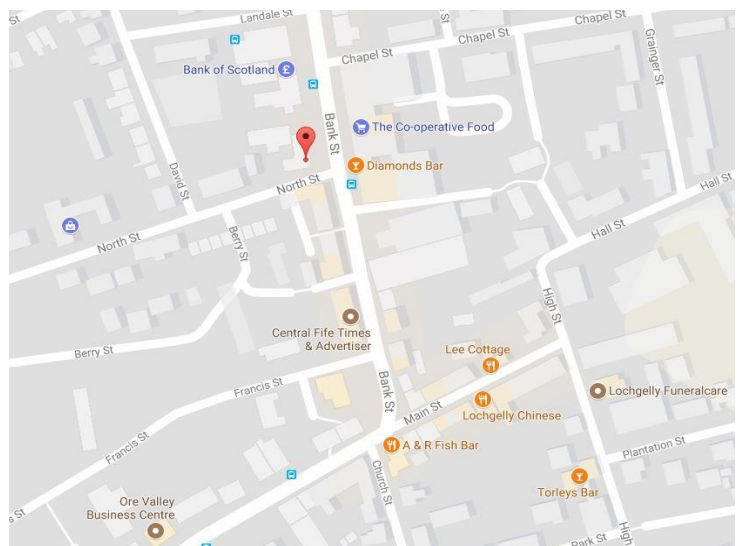
Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

PRICE

Our client is seeking a rental of £10,000 per annum exclusive.

VIEWINGS

By appointment only, contact Paul Carr or Bilal Ashraf.



Paul Carr
E-mail: p.carr@shepherd.co.uk
Bilal Ashraf
E-mail: b.ashraf@shepherd.co.uk
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