



George Johnston House Business Centre
61 Bank Street, Lochgelly, Fife, KY5 9QN

- Various office suites available
- Town centre location
- Dedicated on site car parking
- Net internal areas ranging from 104 sq ft – 425 sq ft



LOCATION DESCRIPTION

Lochgelly is situated in West Fife between the larger towns of Kirkcaldy (7.5 miles) to the east and Dunfermline (10 miles) to the west. The town benefits from excellent transport connections including a mainline railway station providing links throughout Fife and to Edinburgh.

More specifically, the subjects are located on Bank Street on its western side and between the junctions of North Street and France Street in an area of mixed commercial and residential uses. The subjects lie in the heart of the town centre and is served by accessible public transport and offers good communication with main road links within the area.

| CONNECTIVITY | MILES |
|-----------------------|-------|
| Dunfermline | 10 |
| Kirkcaldy | 7.5 |
| Queensferry Crossing | 12 |
| Edinburgh City Centre | 22 |

DESCRIPTION OF PROPERTY

The subjects comprise a detached and extended two-storey building of stone and brick construction surmounted by a mixture of timber pitched and slate and tiled roofs. The subjects benefit from private on-site parking located to the rear.

Internally, the subjects are arranged to provide 15 office suites ranging in size, along with ancillary storage and toilet accommodation. Suites can be let individually or accumulatively.

ACCOMMODATION

The subjects have been measured in accordance with the RICS code of Measuring Practice 6th edition on a Net Internal Area basis:

| AREA/ROOM | SQ M | SQ FT |
|-----------|------|-------|
| Suite 1 | 25.7 | 277 |
| Suite 2 | 39.5 | 425 |
| Suite 3 | 9.7 | 104 |
| Suite 4 | 12.4 | 133 |
| Suite 5 | 12.4 | 133 |
| Suite 6 | 12.4 | 133 |
| Suite 7 | 9.7 | 104 |
| Suite 8 | 12.4 | 133 |
| Suite 9 | 9.7 | 104 |
| Suite 10 | 14.5 | 156 |
| Suite 11 | 11.7 | 126 |
| Suite 12 | 21.6 | 233 |
| Suite 13 | 10.2 | 110 |
| Suite 14 | 16.8 | 181 |
| Suite 15 | 16.1 | 173 |

RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we believe that the subjects have current rateable values of:

| AREA/ROOM | RATEABLE VALUE |
|-----------|----------------|
| Suite 1 | £2,500 |
| Suite 2 | £4,000 |
| Suite 3 | £950 |
| Suite 4 | £1,250 |
| Suite 5 | £1,250 |
| Suite 6 | £1,250 |
| Suite 7 | £950 |
| Suite 8 | £1,250 |
| Suite 9 | £950 |
| Suite 10 | £2,650 |
| Suite 11 | £1,050 |
| Suite 12 | £1,700 |
| Suite 13 | £1,750 |

Depending on future occupation there may be the requirement for current rateable values to be reassessed.

RENT

P.O.A

LEGAL COSTS + VAT

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

EPC

EPC will be available upon request.

To arrange a viewing please contact:



Duncan Fraser

Associate

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