



TO LET

OFFICE SUITES

5 South Fergus Place, Kirkcaldy, Fife, KY1 1YA

Flexible office suites

Ample parking and attractive grounds

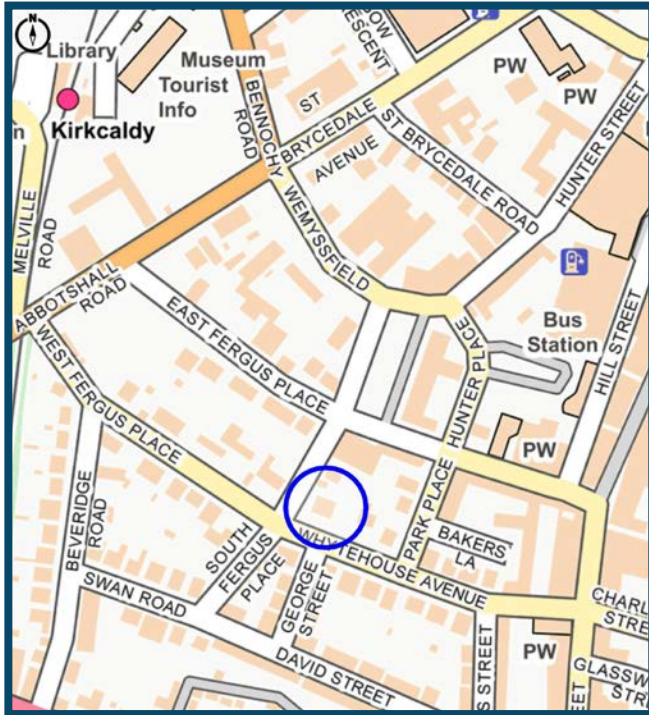
Flexible lease terms available

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 and the East Fife Regional Road providing a first class dual carriageway link into Central Scotland's motorway network.

The subjects themselves are located on the eastern side of South Fergus Place, on the corner of its junction with West Fergus Place and Whytehouse Avenue within the main Kirkcaldy town centre.

The exact location of the subjects is noted on the appended map.

**DESCRIPTION:**

The subjects comprise a variety of flexible business space, including open-plan and cellular office accommodation. The offices are contained within an attractive period property of traditional stone construction surmounted by a pitched and slated roof.

Internally, the property provides office suites of varying sizes arranged over the ground, first and attic floors, with communal kitchen and WCs provided on site.

The property is situated within attractive garden grounds providing ample parking spaces.

ACCOMMODATION:

We calculate that the subjects extend to the following approximate area:

First Floor, Room 1 - 350 sq ft (32.52 sq m)
 Second Floor Room 5 - 110 sq ft (10.22 sq m)
 Second Floor Room 8 - 135 sq ft (12.55 sq m)

RATEABLE ASSESSMENT:

With reference to the Scottish Assessors' Association website, we note that the subjects are entered in the current Valuation Roll at the following Rateable Values:

First Floor, Room 1 - £2,450
 Second Floor Room 5 - £800
 Second Floor Room 8 - £950

It should be noted that under the terms of the Government's Small Business Bonus Scheme, the suites may be eligible for 100% Rates relief.

LEASE TERMS:

The subjects are offered on normal, full repairing and insuring terms for a period to be negotiated, incorporating rent reviews at appropriate intervals.

RENTAL:

First Floor, Room 1 - £3,500 per annum
 Second Floor Room 5 - £1,200 per annum
 Second Floor Room 8 - £1,500 per annum

SERVICE CHARGE:

A service charge will be applicable. Further details can be obtained from the letting agents.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificates (EPCs) for the subjects are available upon request.

OFFERS:

Interested parties should seek to agree principal Heads of Terms with the letting agents and thereafter the landlord's solicitors will issue a formal draft offer and lease.

DATE OF ENTRY:

On conclusion of legal formalities.

VIEWING:

Strictly by arrangement with the letting agents.

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 this transaction.

FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP
 13 Wemyssfield
 Kirkcaldy
 KY1 1XN

Tel: 01592 598200

EMAIL: paul.carr@dmhall.co.uk
 fifeagency@dmhall.co.uk

Ref: FFA416

Date of publication: September 2021

**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.