



TO LET - OFFICE

LODGE HOUSE, PRIORY LANE,
DUNFERMLINE, FIFE KY12 7DT

- Office suite available on first floor
- Close proximity to city centre
- Flexible lease terms, all inclusive
- 24 hour access available
- On-site parking available



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 subject is located on the north side of Priory Lane, a short distance south of Dunfermline city centre. Surrounding uses are a mixture of residential and commercial with Priory Lane forming part of a busy thoroughfare into the city centre.

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

DESCRIPTION:

The property comprises a detached traditional stone built former lodge house surmounted by a pitched and slated roof.

Internally, the property provides conventional office accommodation with one office suite available on the first floor. The property is decorated to a high standard with a communal kitchen and comfortable waiting room on the ground floor, w/c facilities and garden.

The property benefits from on-site parking.

ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis. The vacant suites have an approximate net internal area of:

First Floor Room 2 18.12 sq. m. (195 sq. ft)

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £2,200 per annum.

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

RENTAL:

First Floor Room 2: £7,740 (£645 per month)

Rental is all inclusive.

LEASE TERMS:

The subjects are available on a flexible lease basis.

ENERGY PERFORMANCE:

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

VAT:

All prices quoted are exclusive of VAT which is not charged.

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)

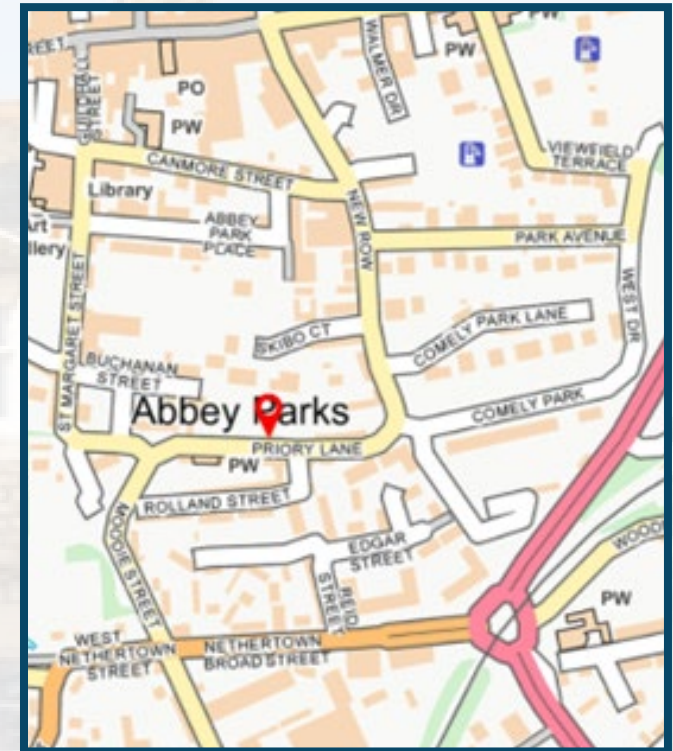
EMAIL: lois.paterson@dmhall.co.uk,
fifeagency@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

Ref: ESA3222

Date of publication: January 2024

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