

TO LET
INDIVIDUAL OFFICES
IN CENTRAL LOCATION



5 SOUTH FERGUS PLACE
KIRKCALDY

LOCATION:

Kirkcaldy is one of Fife's principal centres having a resident population approaching 50,000 and a catchment area estimated to be in the region of 150,000. The town benefits from an excellent communication system having a main line railway station on the east coast line with the nearby East Fife Regional Road providing a first class dual carriageway link to the M90 and the Central Scotland motorway network

South Fergus Place lies within easy walking distance from Kirkcaldy railway station with the subjects situated in a convenient town centre location close to local shops and public transport facilities.

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



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DESCRIPTION:

A number of individual units available in a traditional two storey and attic stone building. The premises provide good office space with shared toilet facilities.

ACCOMMODATION:

First Floor 1 - 350 sq ft
Attic Room 5 - 108 sq ft
Attic Room 6 - 223 sq ft
Attic Room 7 - 99 sq ft

ASSESSMENT:

We have consulted the Scottish Assessor's website (www.saa.gov.uk) and note that the premises are entered in the current Valuation Roll as follows:-

First Floor 1 - £3,500
Attic Room 5 - £850
Attic Room 6 - £1,700
Attic Room 7 - £1,000

We are advised that the current business rate is 45 pence.

ENERGY PERFORMANCE RATING:

To be confirmed.

TERMS:

Our clients seek longer term leases on standard FRI terms but will be flexible in approach

RENTAL:

First Floor 1 - £3,500 per annum
Attic Room 5 - £1,200 per annum
Attic Room 6 - £2,000 per annum
Attic Room 7 - £1,200 per annum

VIEWINGS:

All viewings are accompanied and can be arranged via the Marketing Agents.

GENERAL REMARKS:

These offices provide ideal starter accommodation in a particularly convenient town centre location. Shared car parking facilities are provided.

OFFERS:

Prospective tenants should agree the main Heads of Terms in writing with the Letting Agents and thereafter our clients' solicitors will issue the necessary formal documentation.

REFERENCE:

FFA416

DATE OF PUBLICATION:

June 2012

CONTACT:

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