



TO LET

WORKSHOP/WAREHOUSE PREMISES

39 Rosslyn Street/Pottery Street, Kirkcaldy, Fife, KY1 3HS

Situated off a highly visible main road

Gross internal area approximately 3,758 sq ft

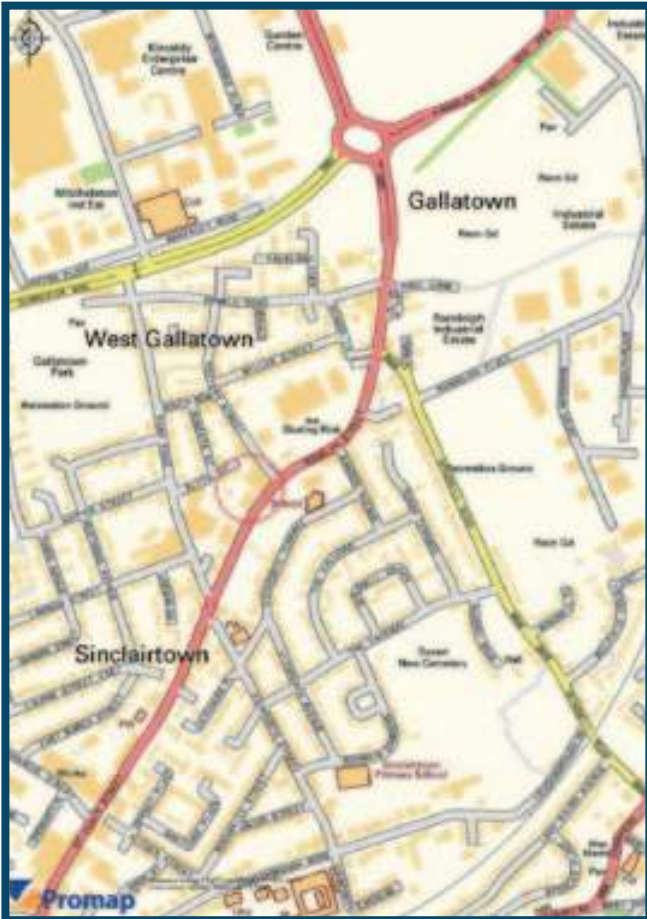
Offers in the region of £13,000 per annum

LOCATION:

Kirkcaldy is one of Fife's principal centres, having a resident population approaching 50,000 persons and a further catchment area now estimated to be in excess of 150,000. The town benefits from an excellent transportation system, lying on the main Aberdeen line and enjoying a first class dual carriageway link to the M90 and onwards to Central Scotland's motorway network.

The premises are situated on Rosslyn Street, a busy thoroughfare, towards its southern end. Nearby properties include Royal Bank of Scotland, a car wash and a veterinary practice.

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



DESCRIPTION:

The subjects comprise a workshop/warehouse premises arranged over the ground floor of a single storey detached building of mixed steel and concrete construction with brick and block walls.

The property benefits from pedestrian and roller shutter door access from Pottery Street.

ACCOMMODATION:

We have calculated that the premises have a total net internal floor area of approximately 349.2 sq m (3,758 sq ft) providing the following main accommodation:-

Ground Floor: large open-plan warehouse, 2 individual offices and WC facilities.

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:-

Warehouse: Rateable Value: Still to be re assessed

RENT:

Our client seeks offers in the region of 13,000 per annum

LEASE TERMS:

The property is available by way of a sub-let on full repairing and insuring lease for a negotiable duration.

ENERGY PERFORMANCE RATING:

The property has an energy rating of: . A copy of the Energy Performance Certificate can be made available on request

GENERAL REMARKS

The premise occupies a good trading position and offers good quality, flexible accommodation which is suitable for a variety of users.

DATE OF ENTRY:

Entry will be available on completion of formal missives.

VIEWING AND FURTHER INFORMATION:

Strictly via the sole marketing agents:

Messrs DM Hall LLP
13 Wemyssfield
Kirkcaldy,
Fife
KY1 1XN

Tel: 01592 598200

FURTHER INFORMATION:

Margaret Mitchell

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REFERENCE:

ESA1486

DATE OF PUBLICATION:

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