

TO LET

Commercial Property

160 Appin Crescent, Dunfermline, KY12 7TX



- **Traditional end terraced property**
- **Situated on main route into town centre**
- **Net internal area of 57.29m²**
- **Rental offers invited**

Description

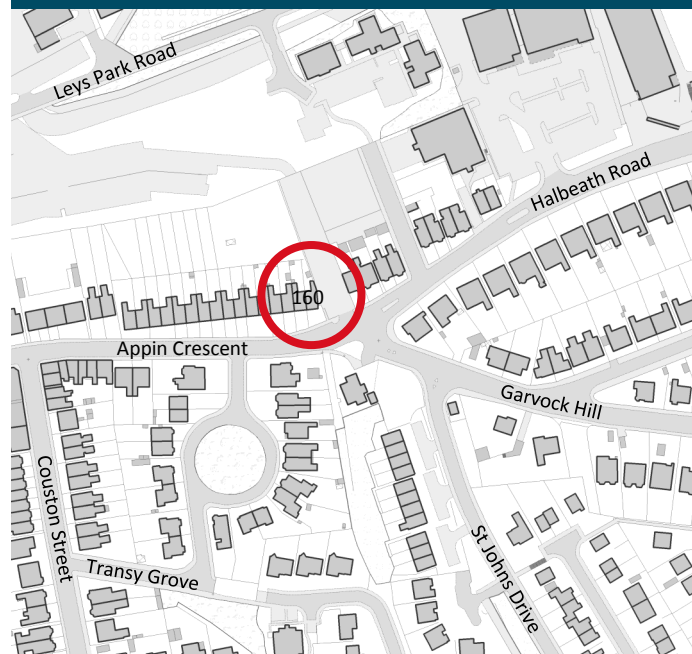
The premises comprise a traditional stone built two storey end terraced property situated on one of the main routes into Dunfermline Town Centre. There is parking for one car in the within the front garden. The rear garden comprises a patio and grassed area.

The premises are served by mains electricity, gas, and water and drainage.

Property Services—Estates Team
Assets, Transportation & Environment
Bankhead Central
Bankhead Park
Glenrothes
KY7 6GH

✉ estates.enquiries@fife.gov.uk

☎ 01592 583154



Accommodation

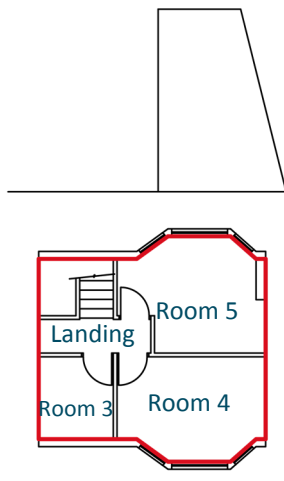
The accommodation comprises cellular offices, kitchen and w/c. The loft has been floored and shelved providing extensive storage.

In accordance with RICS measurement guidance, the property extends to a net internal area of 57.29m² or thereby and provides the following accommodation:

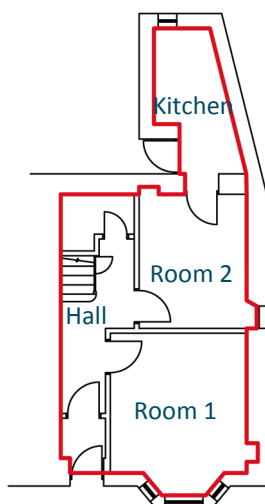
- Room 1: 14.70m²
- Room 2: 10.56m²
- Kitchen: 6.83m²
- Room 3: 4.41m²
- Room 4: 10.27m²
- Room 5: 10.52m²

Floor Plans

360° photos of the property can be viewed by clicking the text links within the floor plans below:



First Floor



Ground Floor

Use

The property was most recently used as a class 2 office. The property ***is not*** available for residential use.

Rent

Rental offers are invited, a deposit equivalent to three months' rent will be payable at entry.

Lease Terms

A full repairing and insuring lease is offered. The premises are available on flexible terms.

Rateable Value

The property is entered in the Valuation Roll with a rateable value of £6,700 (Ref No.304024010).

Energy Performance Rating

The property has an energy performance rating of E+. The EPC is available on request.

Viewing

To arrange an appointment to view the premises or for further information please contact the Estates Team.

Closing Date

Please contact the Estates Team to register your interest and be notified once a closing date has been set.

Disclaimer

- Offers received after 12 noon on the closing date, yet to be set, will not be considered and will be returned to the sender.
- Any offer being hand delivered must be presented to Bankhead Central Reception.
- Fife Council will not accept offers sent to any other office other than Bankhead Central.
- Offers will not be acknowledged prior to the closing date. If you require confirmation of receipt of your offer, please contact the Estates Team.
- Fife Council will not accept offers received by fax or e-mail.
- Fife Council does not bind itself to accept the highest or any offer for the subjects.
- In supplying these particulars, Fife Council is not issuing instructions and will not, therefore, be liable for agents or any other fees.
- These particulars are believed to be correct but are supplied for information only and intending purchasers will require to satisfy themselves as to their accuracy.
- These particulars are not deemed to form any contract or part of any contract, which may be entered into.
- The successful applicant will be responsible for their own legal costs, surveying costs, recording dues and Land and Buildings Transaction Tax.

360° Photo Links

Ground Floor

- Room 1: sphcst.com/bckqg
- Room 2: sphcst.com/2m6b1
- Hall: sphcst.com/tldq6
- Kitchen: sphcst.com/qnyou

First Floor

- Room 3: sphcst.com/at236
- Room 4: sphcst.com/pb3qx
- Room 5: sphcst.com/56nta
- Landing: sphcst.com/b4hlt