# TO LET

# **OFFICE SUITE**



43 Queen Anne Street, Dunfermline, Fife, KY12 7AA



- City Centre location
- Opposite Dunfermline Post Office and Bus Station
- Four large office suites
- Gas central heating
- 793 sqft (74 sq m) Net Internal Area

Shepherd Chartered Surveyors
The Signature Building
8 Pitreavie Court
Dunfermline
Fife

Tel: 01383 731 841

**KY11 8UU** 

Contact:

**Paul Carr** 

Email: p.carr@shepherd.co.uk

**Bilal Ashraf** 

Email: b.ashraf@shepherd.co.uk

www.shepherd.co.uk

DUNDEE • ABERDEEN • AYR • COATBRIDGE • CUMBERNAULD • DUMFRIES • DUNFERMLINE • DUNDEE • EAST KILBRIDE • EDINBURGH • FALKIRK • FRASERBURGH • GALASHIELS • GLASGOW • GLENROTHES • GREENOCK • HAMILTON • INVERNESS • KILMARNOCK • KIRKCALDY • LIVINGSTON • MONTROSE • MOTHERWELL • MUSSELBURGH • PAISLEY • PERTH • PETERHEAD • SALTCOATS • ST ANDREWS • STIRLING

VALUATION • SALES AND LETTING • ACQUISITION • RENT REVIEW • INVESTMENT • DEVELOPMENT • RATING • BUILDING SURVEYING • PROPERTY MANAGEMENT



# **LOCATION**

The subjects are located on the south side of Queen Anne Street adjacent to Dunfermline's main shopping thoroughfare and directly opposite the Post Office. Access to the property is by way of a common passageway serving both First and Second Floor.

# **DESCRIPTION**

The subjects comprise the second floor of a three storey mid-terraced block with Bookmaker's shop on the ground floor.

The building is of traditional stone construction with timber pitched and slated roof. Flooring is of suspended timber throughout.

The office suite is being leased as one although consideration will be given to possible sub-division.

These include mains electricity and water. Drainage is to the public sewer.

Full central heating is installed serving all occupiers within the building and running costs are shared proportionally as per rateable value.

# **EPC**

EPC on application.

# **ACCOMMODATION**

The dimensions of the individual rooms are approximated as follows:-

Westmost front room  $15'3'' \times 15'3''$  Westmost rear room  $14'6'' \times 10'$  Eastmost front room  $16'3'' \times 13'6''$  Eastmost rear room  $14'6'' \times 13'6''$ 

Total Net Internal Area 793 SQFT (74 SQM).

#### PRICE

Client is seeking a rental of £7,200 per annum.

# **RATEABLE VALUE**

The subjects are entered in the current Valuation Roll at a rateable value of £5,500.

### **VAT**

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

# **LEGAL COSTS**

Each party to bear their own legal costs in connection with the transaction.





# **Paul Carr**

E-mail: p.carr@shepherd.co.uk

Bilal Ashraf

E-mail: b.ashraf@shepherd.co.uk

Tel: 01383 73 1841 www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.