

# 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**

**VIEWING & FURTHER INFORMATION:**  
Enquiries should be directed to:

Shepherd Chartered Surveyors  
The Signature Building  
8 Pitreavie Court  
Dunfermline  
Fife  
KY11 8UU

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## 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" x 15'3"
Westmost rear room	14'6" x 10'
Eastmost front room	16'3" x 13'6"
Eastmost rear room	14'6" x 13'6"

Total Net Internal Area 793 SQFT (74 SQM).

## PRICE

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

## RATEABLE VALUE

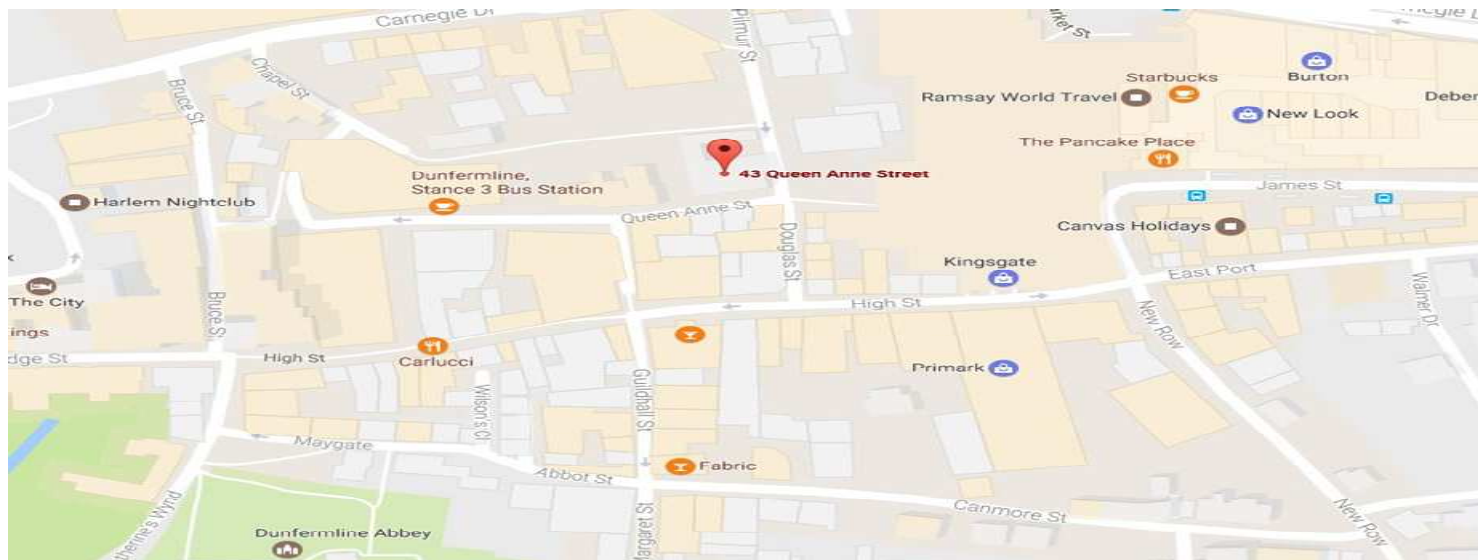
The subjects are entered in the current Valuation Roll at a rateable value of £5,500.

## 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.



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