



# TO LET/MAY SELL

## OFFICE SUITES

Lodge House, Priory Lane, Dunfermline, Fife, KY12 7DT

Office suites available

Flexible lease terms

Close proximity to town centre

On site car parking spaces

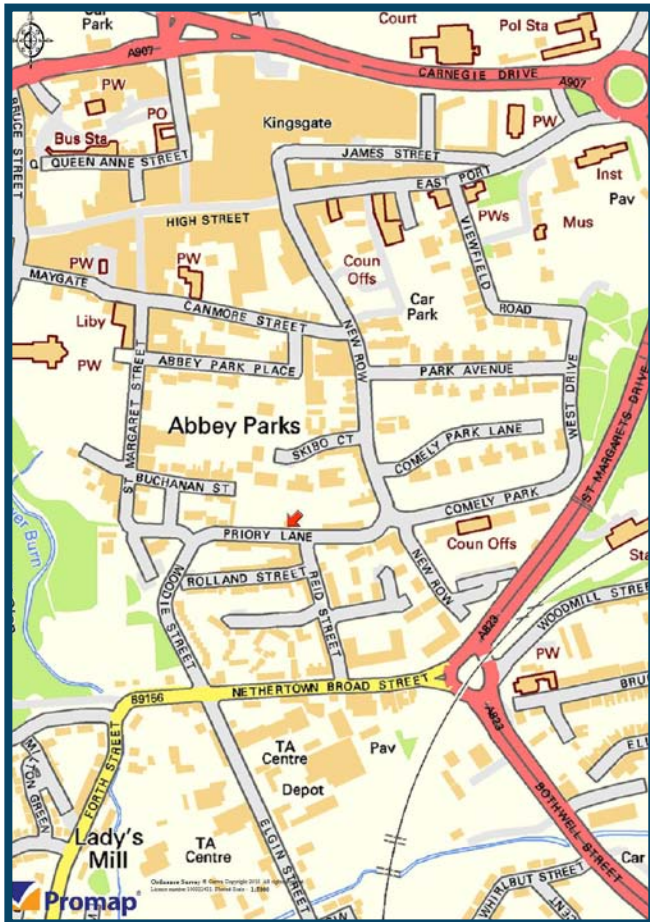
Whole building is available

**LOCATION:**

Dunfermline is one of Fife's principal centres of commerce having a resident population now in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000 people. The town occupies a key location within Fife, a few miles north of the Forth Road and Rail Bridges and adjacent to the M90 motorway. The town has shown good levels of economic expansion over the last 10 years. The town centre has also benefited from the expansion of the Kingsgate Shopping Centre and the recent completion of a major Tesco superstore.

The subjects are located on the north side of Priory Lane, a short distance south of Dunfermline town centre. Surrounding uses are a mixture of residential and commercial with Priory Lane forming part of a busy thoroughfare into the town centre.

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

**DESCRIPTION:**

The property comprises a detached traditional stone built former lodge house surmounted by a pitched and slated roof.

Internally, the property provides conventional office accommodation with a total of suites over ground and first floor with shared kitchen, w/c facilities and garden.

The property benefits from on-site parking.

The vacant suites have an approximate net internal area of:

Ground Floor	20.54 sq. m (221 sq. ft)
First Floor 1	20.36 sq. m (219 sq. ft)
First Floor 2	18.12 sq m (195 sq ft)

**ACCOMMODATION:**

The subjects provide the following accommodation:-

Four offices, shared kitchen, W/C facilities and garden.

**ASSESSMENT:**

The subjects will require to be reassessed on occupation of the suites.

We are advised that the current business rate is 48 pence.

Under existing legislation a new occupier has the right to appeal against this assessment.

The Small Business Bonus and Fresh Start schemes may be available. Further enquiries should be directed to Fife Council.

**GENERAL REMARKS:**

There are currently three vacant suites which are available for lease with the kitchen and w/c facilities being shared with the other occupied suites. Consideration will be given to requests to lease two suites on the same floor.

**RENTAL:**

Our client seeks offers of:

Ground Floor:	£3,500
First Floor Suite 1:	£3,500
First Floor Suite 2:	£3,000
Whole Building:	Price on request

**SERVICE CHARGE:**

Each suite will be subject to a £90 per month service charge. This charge includes cleaning of common areas, routine maintenance, groundworks and includes utilities to each of the suites.

**LEASE TERMS:**

The subjects are available on a flexible lease basis.

**SALE PRICE:**

Our client may consider selling the property – price on application.

**VIEWINGS:**

Strictly by appointment with the Marketing Agents.

**DATE OF ENTRY:**

Entry will be available on completion of legal formalities.

**ENERGY PERFORMANCE RATING:**

A copy of the Energy Performance Certificate is available upon request. The EPC rating is E.

**REFERENCE:**

ESA1369

**DATE OF PUBLICATION:**

November 2017

**CONTACT:**

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