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REDUCED
PRICE



FOR SALE OFFICES

2 Park Road, Rosyth, Fife

- Former Social Work Offices extending to NIA 656 sq m (7,063 sq ft).
- Potential redevelopment opportunity
- Available for immediate entry

Commercial Department

27 Canmore Street, Dunfermline, KY12 7NU

01383 604100

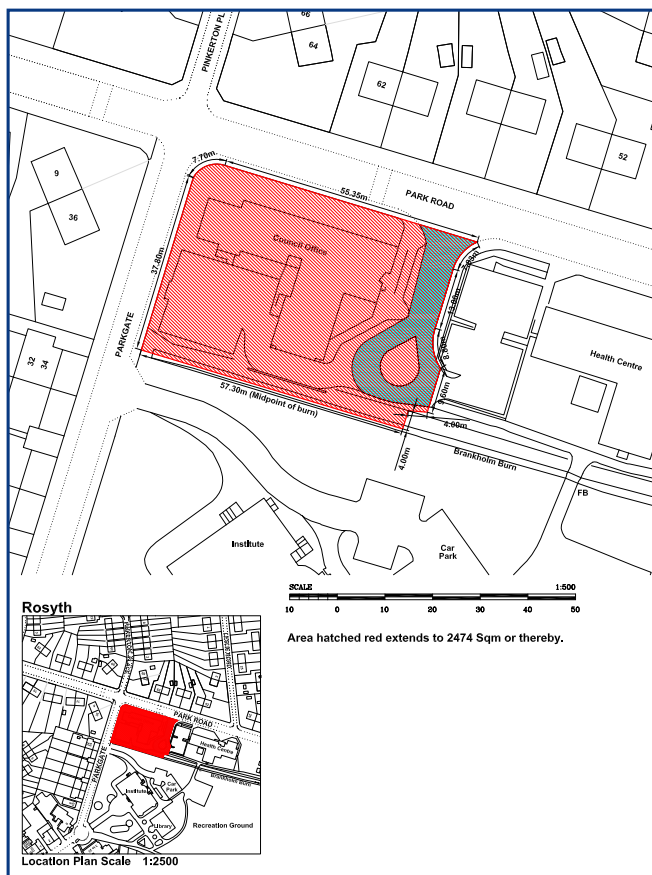
LOCATION:

The subject property is situated on Park Road within Rosyth approximately 3 miles south of Dunfermline town centre. Park Road, lies within the centre of Rosyth, just off one of the main arterial roads through the town. Surrounding occupiers are a mix of residential and commercial properties.

The town of Rosyth has developed around the local Naval Base which lies a few miles to the south of Dunfermline, close to the Forth Bridges. The town enjoys good transportation links, lying adjacent to the M90 motorway, having a branch line railway station on the Fife Circle Line and enjoying easy access to a main line railway station at nearby Inverkeithing.

The town has a population in the region of 12,500 and has undergone a period of economic regeneration with a significant development being undertaken at Rosyth Europarc in the form of a mixed commercial development, which includes substantial office and industrial content.

The location of the property is shown on the undernoted plan. The area shown blue on the plan is shared.



DESCRIPTION:

The property comprises a two storey detached office being formally used by Fife Council. The property is of traditional construction beneath a pitched and tiled roof. Internally, the property is cellular in nature. Additionally there is an integral garage which is accessed to the rear of the property.

The property has an approximate net internal area of 656 sq m (7,061 sq ft). Situated on a site of 2,474 sq. m (0.61 acres)

ACCOMMODATION:

The subjects provide the following accommodation:-

Ground Floor: Entrance Foyer, 17 Cellular Offices, Kitchen, Toilets, Storage Cupboard, Electrical Cupboard, Communication Room and Storage.

First Floor: 19 Cellular Offices, Kitchen, Toilets and Storage

External: Boiler House and Garage.

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:-

Rateable Value: £72,250

We are advised that the current business rate is 47.1 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

This is an excellent prospect to acquire the freehold interest in this detached office pavilion.

PRICE

Our client seeks offers in the region of £180,000.

VIEWINGS:

Strictly by appointment with the Marketing Agents.

DATE OF ENTRY:

Entry will be available on completion of legal formalities.

ENERGY PERFORMANCE RATING:

The property has an EPC Rating - G

REFERENCE:

ESA681

DATE OF PUBLICATION:

June 2016

CONTACT:

fifeagency@dmhall.co.uk

IMPORTANT NOTE

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