

LEASE FOR SALE

RETAIL



115 Queensferry Road,
Rosyth, KY112PT

- Former Bank Premises
- Prominent Roadside Location
- Free Parking Located Outside The Property
- Extends To 315.21 Sq M (3,393 Sq Ft)

LOCATION

Rosyth is located on the Northbank of the Forth Estuary, 2 miles west of the Forth Road Bridge. Rosyth benefits from easy access to the Scottish motorway networks with direct access to the M90 motorway leading directly to the arterial A9, M8 and M9 motorways.

The property is located on the southside of Queensferry Road. Nearby occupiers include RS McColl, TSB Bank and Rowlands Pharmacy.

ACCOMMODATION

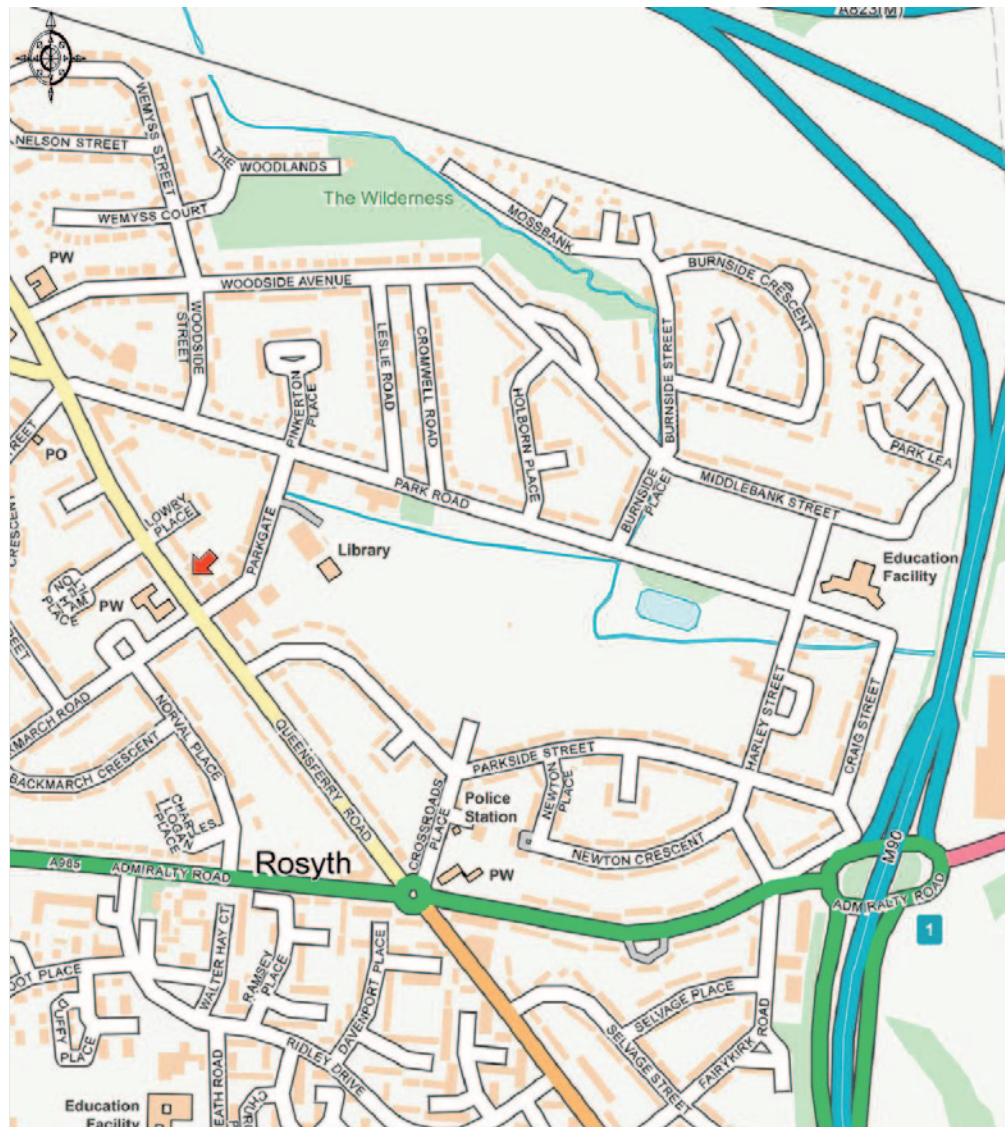
Ground Floor: 315.21sqm 3,393sqft

TERMS

The property is held on an FRI lease expiring 30 September 2019 at a passing rent of £27,700 per annum.

The property is available by way of an assignment or sub-lease and incentives may be available, subject to covenant.

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.



BUSINESS RATES

Rateable Value(2010)	£33,000
Uniform Business Rates	£0.466
(2016/17) (exclusive of water & sewerage)	
Rates Payable (2016/17)	£15,378pa

EPC

Band E. A copy of the EPC Certificate is available upon request.

To arrange a viewing contact:



Joe Helps
Surveyor
joe.helps@g-s.co.uk
0131 240 5291



Chris King
Surveyor
chris.king@g-s.co.uk
0131 225 1559

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: March 2018