



TO LET/FOR SALE

OFFICE/DEVELOPMENT OPPORTUNITY

3 East Fergus Place, Kirkcaldy, Fife, KY1 1XT

Ground and First Floor Office Premises

Net Internal Area GF – Approx 188.2 sq.m (2025 sq.ft) FF - Approx 192.78 sq. m (2075 sq. ft)

Prominent Town Centre Location

On Site Parking and Landscaped Grounds

Available both To Let and For Purchase

Sub Division Possible

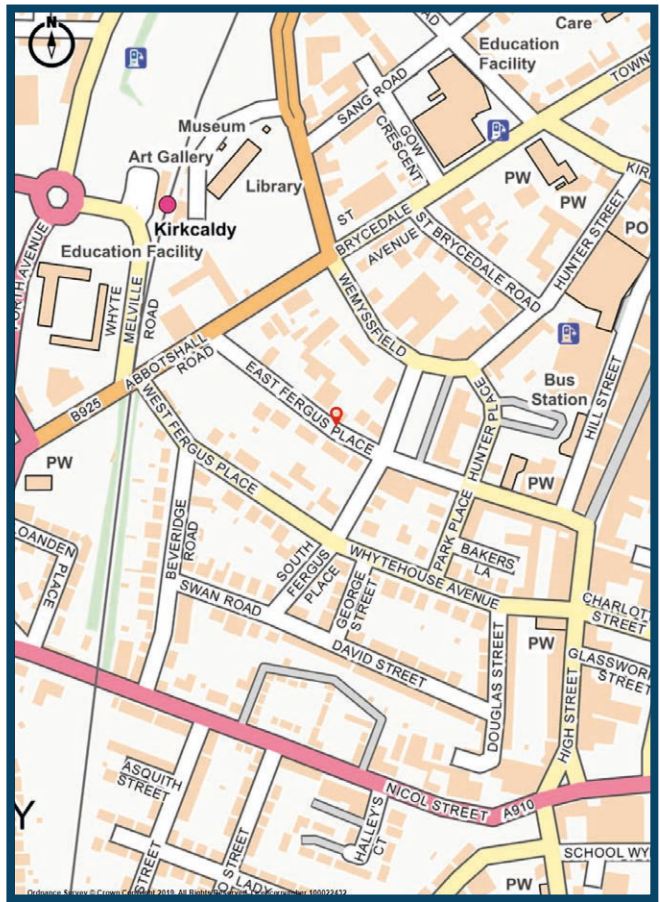
Offers of £40,000 per annum exclusive for rent or £350,000 exclusive to purchase

LOCATION:

Kirkcaldy is one of Fife’s principal centres having a population approaching 50,000 persons and a catchment area estimated to be in the region of 150,000. The town benefits from an excellent transportation system, having a railway station located on the east coast mainline which runs from London Kings Cross via Edinburgh to Aberdeen and the East Fife Regional Road providing a first class dual carriageway link into Central Scotland’s motorway network.

The subjects themselves are located on the northern side of East Fergus Place, lying within the main Town Centre in an area of mixed commercial and residential use.

The surrounding operators include Boyd Legal and Fife Councils New Volunteer House.



DESCRIPTION:

The subjects comprise office premises contained within a stand alone building, two storey in height and of traditional stone and slate construction.

Internally the subjects are arranged in accordance with their previous office use providing a range of open plan and cellular office accommodation to both ground and first floors together with a mezzanine level incorporating toilets and staff kitchen.

The property benefits from dedicated car parking to the front of the building and well landscaped garden grounds to the rear.

The clients will consider sub division of the property to provide a variety of office suites dependent upon lease terms agreed.

ACCOMMODATION:

We would summarise the accommodation as undernoted:-

- GF NIA – 188.2 sq. m (2025 sq. ft)
- FF NIA – 192.78 sq. m (2075 sq. ft)

ASSESSMENT:

With reference to the Scottish Assessor’s website, we note that the subjects are entered in the current Valuation Roll at the following Rateable Values:-

- £24,200
- £13,700

LEASE TERMS:

The subjects are offered on normal Full Repairing and Insuring terms for a period to be negotiated, incorporating rent reviews at appropriate intervals.

RENTAL:

Offers of £40,000 per annum exclusive are invited for the full building. Smaller suites will require to be assessed dependent upon space taken.

PRICE:

Offers over £350,000 are invited for the benefit of our clients interest.

EPC:

A copy of the EPC can be made available on request.

VAT:

All prices quoted are exclusive of any VAT which may be chargeable.

VIEWINGS:

Strictly by appointment with the sole Letting Agents.

DATE OF ENTRY:

By agreement

REFERENCE:

ESA1784

DATE OF PUBLICATION:

May 2019

CONTACT:

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