

# DM HALL

To Let  
Office



Ground Floor,  
5 South Fergus  
Place, Kirkcaldy,  
Fife KY1 1YA

59.54 SQ M  
(640 SQ FT)

# Property Details

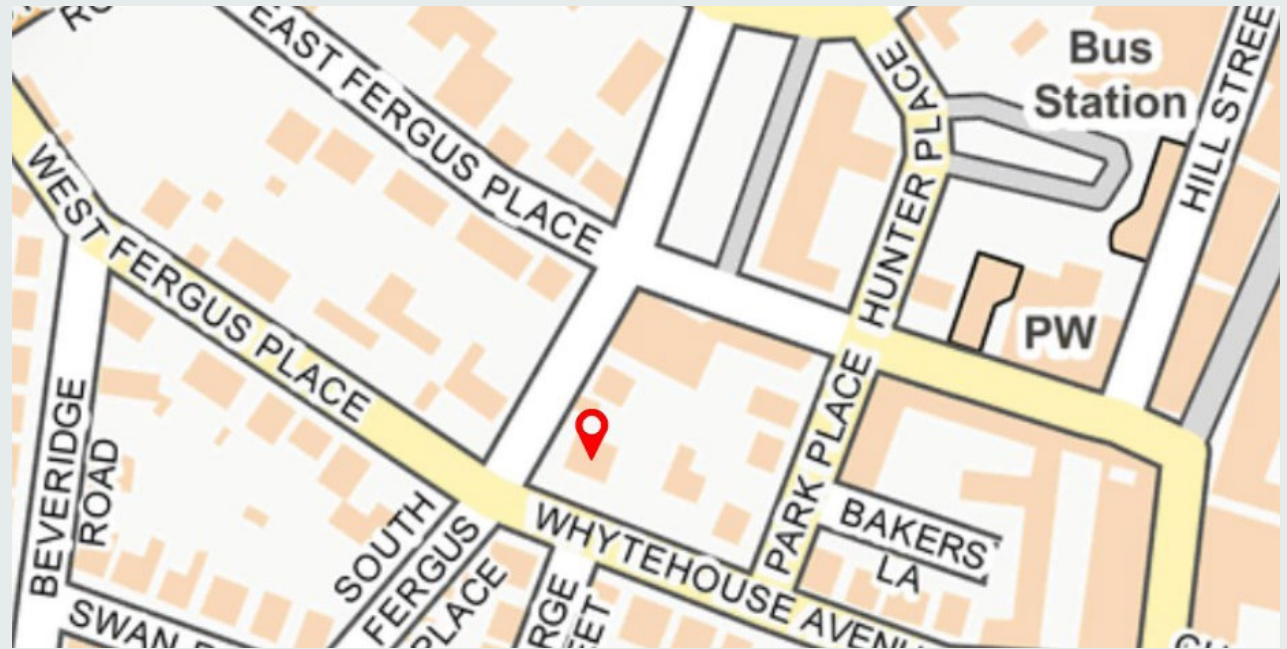
- Flexible office suites
- Ample parking and attractive grounds
- Flexible lease terms available

## LOCATION:

Kirkcaldy is one of Fife's principal centres having a population approaching 50,000 people 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 property is located on the eastern side of South Fergus Place, on the corner of its junction with West Fergus Place and Whytehouse Avenue within the main Kirkcaldy town centre.

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



# Property Details

## DESCRIPTION:

The property comprises a variety of flexible business space, including open-plan and cellular office accommodation. The offices are contained within an attractive period property of traditional stone construction surmounted by a pitched and slated roof.

Internally, the property provides office rooms of varying sizes on the ground floor, with its own WC, kitchen and rear door access. There is also a communal kitchen and WCs provided on site.

The property is situated within attractive garden grounds providing ample parking spaces.

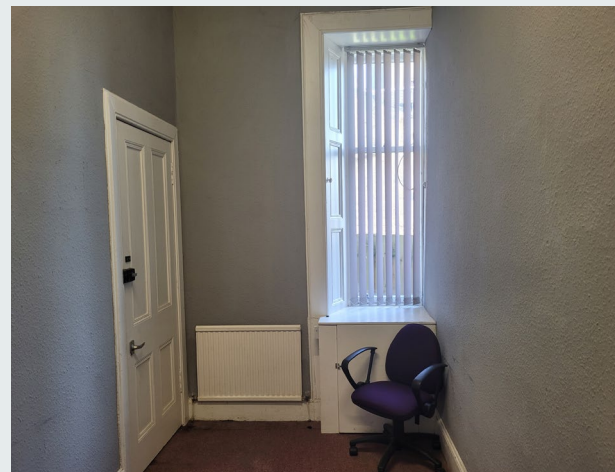
## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

<u>FLOOR</u>	<u>ACCOMMODATION</u>	<u>SQ M</u>	<u>SQ FT</u>
Ground	GR Right	59.54	640

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



# Property Details

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,900 per annum:

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

## 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:

GF Right      £7,000 per annum

## SERVICE CHARGE:

A service charge will be applicable. Further details can be obtained from the letting agents.

**DM HALL**



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**RICS**<sup>®</sup>

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

## VAT:

All prices quoted are exclusive of VAT which is not currently chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents Lois Paterson at DM Hall:-

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

# Make an enquiry

Lois Paterson

fifeagency@dmhall.co.uk

**DM Hall Commercial Department**

27 Canmore Street  
Dunfermline, KY12 7NU

01383 604 100

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.