

DM HALL

To Let
Office

Ground Floor,
Old Canvas Works,
High Street,
Kirkcaldy KY1 2QT



1,836.60 SQ M
GIA (19,769 SQ FT)

Property Details

- Flexible open plan space suitable for various uses subject to planning consent
- Ground floor GIA 1,836.60 sq m (19,769 sq ft)
- Close to amenities and good road transport links
- On site parking
- £71,000 per annum exclusive

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.

DESCRIPTION:

The subjects under report comprise the ground floor of a substantial three storey traditional building of stone and brick construction. The ground floor is open plan and provides a flexible space suitable for a variety of uses, subject to planning consent. The floors are of solid construction.

The mezzanine floor is accessed by an open trad steel staircase as well as a disabled lift. Services include gas, electricity, mains water and drainage, separate male, female and disabled WC facilities.



Property Details

ACCOMMODATION & FLOOR AREAS :

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

Main Building

Ground Floor 1,532.10 sq m (16,492 sq ft)

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have an annual Rateable Value of:

£175,000

LEASE TERMS:

Lease offers of £71,000 exclusive are invited on a 12-month basis.

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.

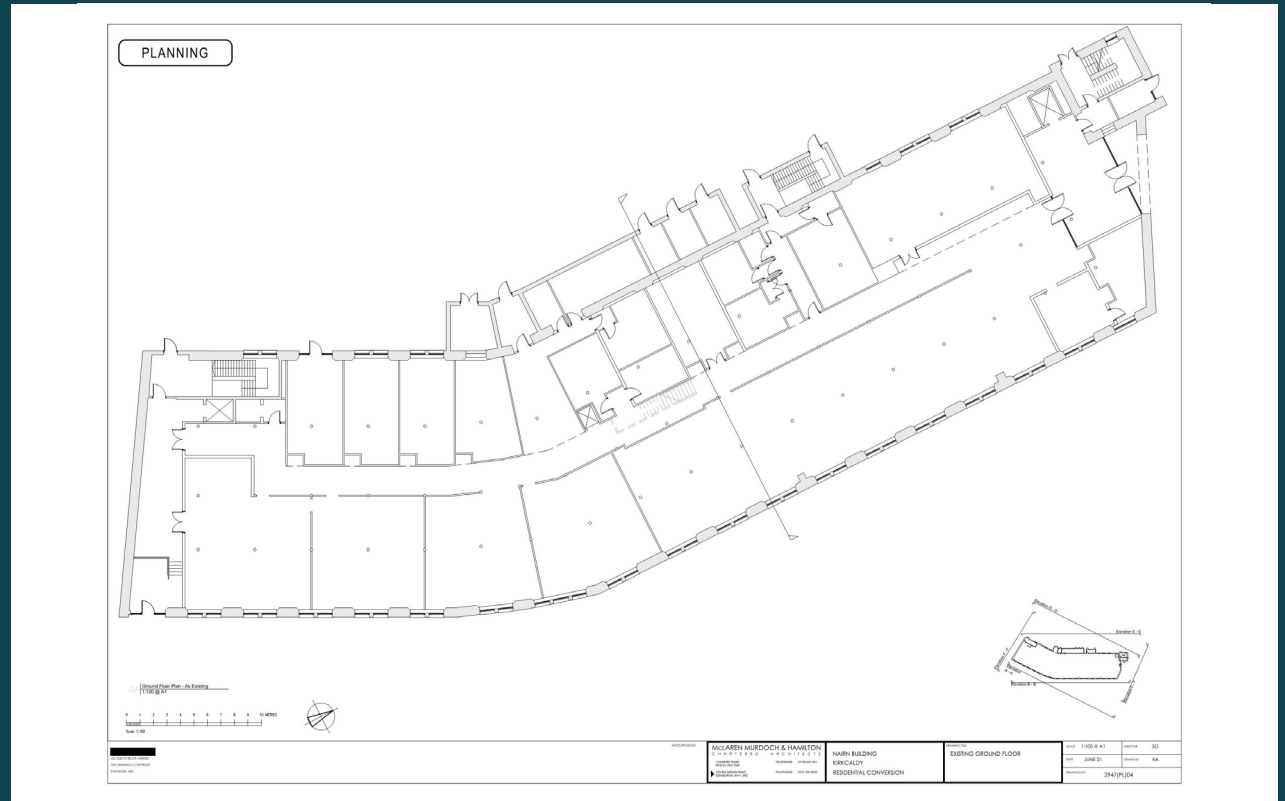
VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents.

DM HALL



Regulated by
RICS



Make an enquiry

Lois Paterson

fifeagency@dmhall.co.uk

DM Hall Commercial Department
27 Canmore Street,
Dunfermline, KY12 7NU

01383 604 100 (Agency Department)

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