



TO LET - OFFICE

BURNTISLAND STATION HOUSE
FORTH PLACE
BURNTISLAND
KY3 9DR

- Stunning Grade B listed building
- Offices available from 11 – 48 SQ M (118 – 517 SQ FT)
- Generous car parking

LOCATION:

Burntisland is an attractive town located on the northern shore of the Firth of Forth within the region of Fife and is home to a population of approximately 6,000.

Burntisland Station House is located on Forth Place on the southern edge of the town, adjacent to the harbour and Railway Station. The A921 is approximately ½ mile distant to the north and in turn provides access to the M90 and the Scottish Motorway network.

Occupiers in the vicinity include Forth Sea Safaris, Scott Pallets, and Amanda's Podiatry.

DESCRIPTION:

Burntisland Station House comprises a B Listed 2 storey office building benefitting from the following:

- Gas fired central heating
- Attractive period features
- Generous car parking

AVAILABILITY:

| Suite | Size (sq ft) | Rent | Service Charge | Rateable Value * |
|-------|--------------|--------|----------------|------------------|
| 2 | 194 | £2,000 | £3,647 | £1,100 |
| 3 | 205 | £2,000 | £3,853 | £1,250 |
| 8 | 118 | £1,200 | £2,218 | £420 |

*It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief depending on tenant status. Further information on rates payments is available at www.saa.gov.uk

ENERGY PERFORMANCE CERTIFICATE:

The subjects have an EPC rating of ?. A copy of the EPC is available on request from the letting agents.

VAT:

VAT will be payable on the rent.

LEGAL COSTS:

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

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the letting agent:

Lois Paterson

Lois.paterson@dmhall.co.uk

DM Hall LLP

27 Canmore Street

Dunfermline

KY12 7NU

Tel: 01383 604100

VIEWING:

Strictly by arrangement with the agents.

Ref: ESA3132

Date of publication: June 2023

**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- 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.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers to 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.
- No person in the employment of DM Hall has any authority to make or give any representation or warrant whatever in relation to the property.
- All prices, premiums and rents quoted are exclusive of VAT.
- 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.
- 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.