

DM HALL

To Let

Industrial



Unit 5 Merchant
House,
Merchant Place,
Mitchelston
Industrial Estate,
Kirkcaldy
KY1 3NJ

105 SQ M
1130 SQ FT

Property Details

- Established industrial estate
- Eaves height 5.2m rising to 6.2m
- Gross internal area 105 sqm (1,130 sq ft)
- Rent £7,500 per annum, exclusive of VAT

LOCATION:

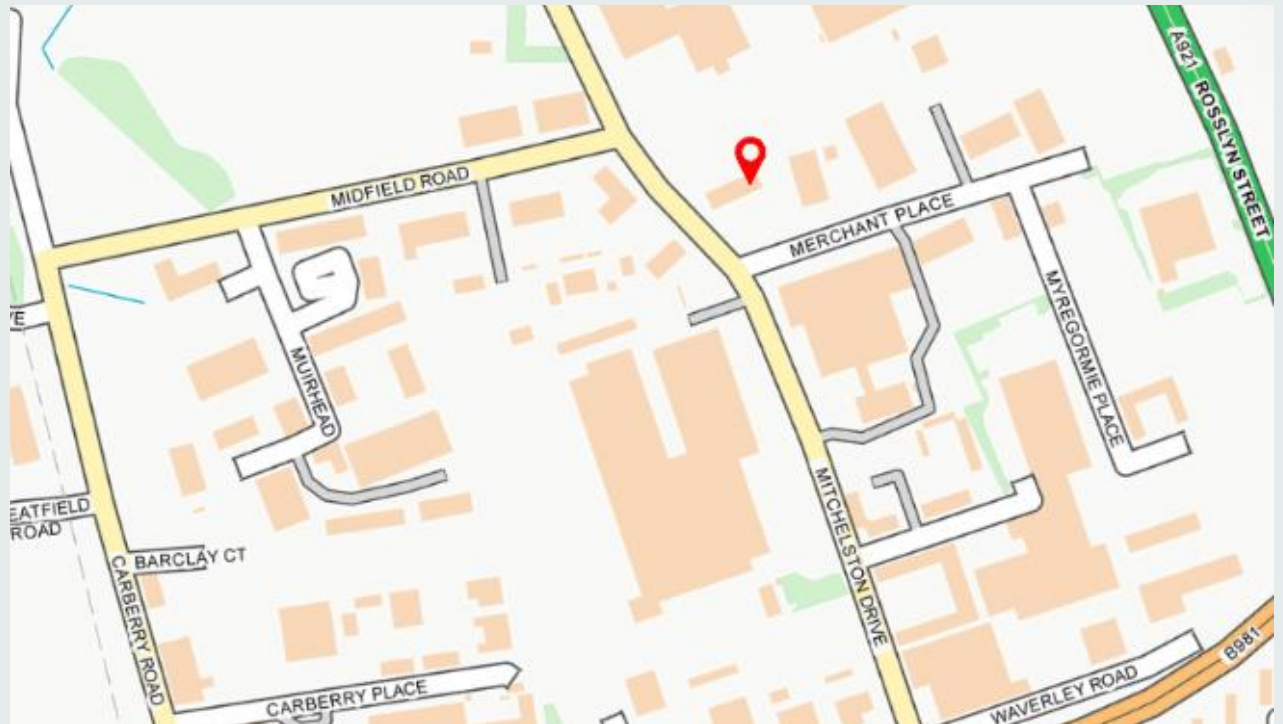
The property is located on Merchant Place within Mitchelston Industrial Estate, situated on the north side of Kirkcaldy, close to the A92, the main dual carriageway linking to the M90 (Edinburgh to Perth motorway). The property is in the northern section of the estate on Merchant Place, which is accessed from Mitchelston Drive or Carberry Road.

Existing occupiers at Mitchelston Industrial Estate include a diverse range of commercial and industrial users, such as ASDA, Eurocell, Euro Car Parts, Bell Group, Dingbro, BMW, Kia, Volkswagen, and others.

DESCRIPTION:

The property comprises an end-terrace, portal framed industrial workshop property with single roller door (4.8m height, 4.2m width) and 6.2m eaves.

There is parking to the side and front of the unit on a secure, surfaced yard.



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

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Industrial Unit	104.98	1,130

LEASE TERMS:

The unit is offered on normal Full Repairing and Insuring terms for a period to be agreed incorporating Rent Reviews at appropriate intervals.

RENTAL:

£7,500 per annum exclusive.

SERVICE CHARGE:

Details on application.

SERVICES:

The property has a sink, WC and wood burning stove.

ENERGY PERFORMANCE:

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

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,300 per annum.

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

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 chargeable.

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

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DM HALL



Regulated by
RICS

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