



TO LET

MODERN OFFICE UNITS

George Johnston House, Bank Street, Lochgelly, Fife, KY5 9QN

Good quality office suites

Town centre location

Designated private parking available

Immediate entry available

Flexible terms offered

LOCATION:

Lochgelly is an expanding town in West Central Fife with a population of approximately 6,500. The town lies on the Fife circular rail line and adjacent to the A92 dual carriageway and thus benefits from excellent infrastructure links to Edinburgh and Fife's main towns.

The premises occupy a central position on the west side of Bank Street. Other occupiers situated close by include Bank of Scotland, Co-op and other local and regional occupiers.

**DESCRIPTION:**

The subjects comprise recently upgraded and decorated office suites complete with entry alarm system and gas central heating, located within a two storey building of traditional stone construction with a timber pitched and slate clad roof. The subjects are centrally situated within the town centre and benefit from designated private parking to the rear.

LEASE TERMS:

The subjects are available on flexible terms and are offered on the basis of short to medium term.

ASSESSMENT:

We have consulted the Fife Assessors website (www.saa.gov.uk) and note that the units are currently entered in the Valuation Roll with rateable values ranging from £700 to £3,300.

The Uniform Business Rate for the financial year 2017/2018 is 46.6pence.

Under existing Legislation a new occupier has the right to appeal against this assessment. Small Business Relief may be available - this should be checked with Fife Council.

ENERGY PERFORMANCE CERTIFICATE:

The property has an energy rating of 'G'. A copy of the Energy Performance Certificate can be made available on request.



GROUND FLOOR LAYOUT PLAN



FIRST FLOOR LAYOUT PLAN

RENTAL:

The rent for each room in the Business Centre will include gas, water and electricity – leaving only the day to day running costs of the business to pay.

Our clients are prepared to offer the various suites at rental amounts ranging between £240 and £600 per calendar month.

Further details are available upon request from the Letting Agents.

ENTRY:

Entry upon conclusion of contract.

GENERAL REMARKS:

These premises offer good quality office accommodation in an established position within Lochgelly town centre.

VIEWINGS:

Strictly by appointment with the sole Letting Agents.

DATE OF PUBLICATION:

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REFERENCE:

FFA404

CONTACT

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