



## George Johnston House Business Centre 61 Bank Street, Lochgelly, Fife, KY5 9QN

- Multi let office investment
- Town centre location
- Dedicated on site car parking
- Net Internal Area — 212.70 sq.m (2,290 sq.ft)
- Potential for redevelopment to residential or other alternative use (STP)

## LOCATION

Lochgelly is situated in West Fife between the larger towns of Kirkcaldy to the east and Dunfermline to the west. The town benefits from excellent transport connections including a railway station providing links throughout Fife and to Edinburgh.

The subjects lie in the heart of the town centre and is served by accessible public transport and offers good communication with main road links within the area with the A92 dual carriageway only a short distance away which provides access to the M90 Motorway.

More specifically, the subjects are located on Bank Street on its western side and between the junctions of North Street and Landale Street in an area of mixed commercial and residential uses.

Connectivity	Miles
Dunfermline	10
Kirkcaldy	7.5
Queensferry Crossing	12
Edinburgh City Centre	22

## DESCRIPTION

The subjects comprise a semi detached and extended two-storey building of stone and brick construction surmounted by a mixture of timber pitched and slate and tiled roofs. The subjects benefit from private on-site parking located to the rear.

Internally, the subjects are arranged to provide 15 office suites ranging in size, along with ancillary storage and toilet accommodation.

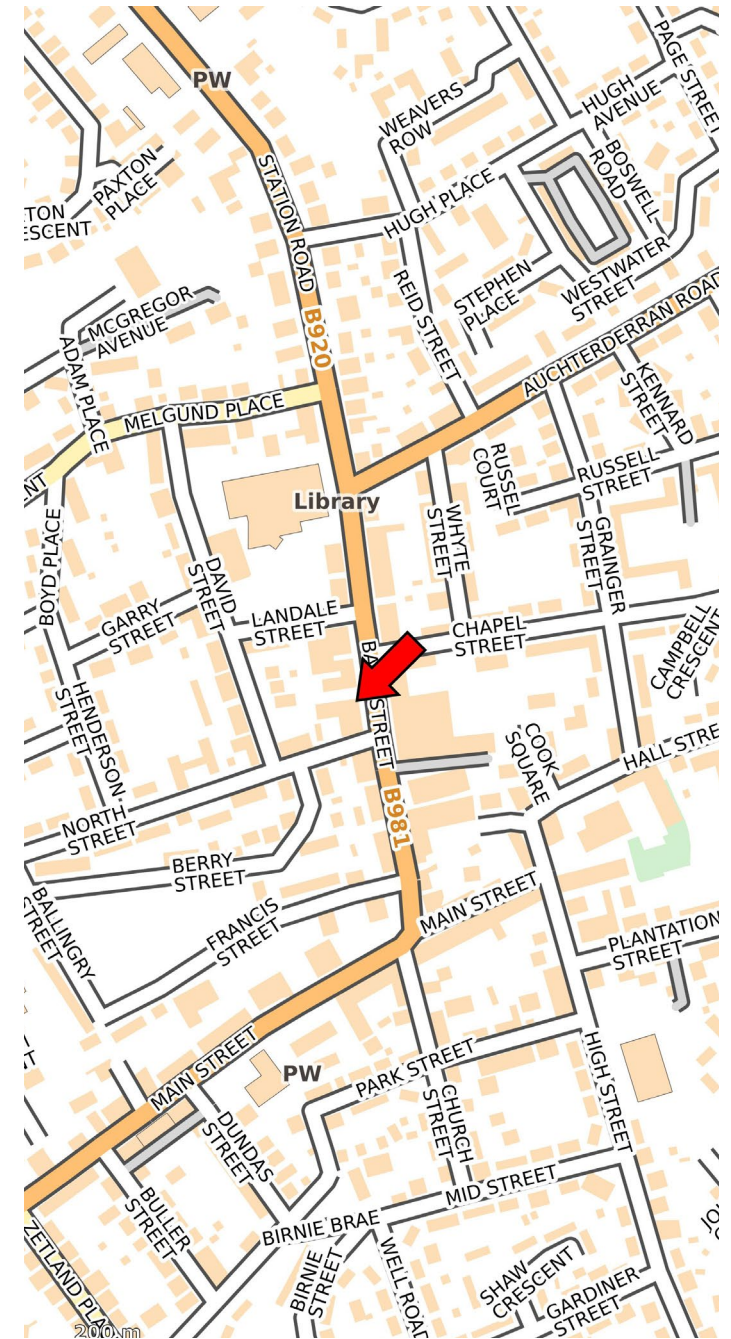
There are a number of short term tenants with some void parts and potential to increase occupancy and income. Further details are available upon application.

Given the short term rental agreements there is potential for redevelopment to residential or other alternative uses subject to obtaining the necessary statutory consents.

## ACCOMMODATION

The subjects have been measured in accordance with the RICS code of Measuring Practice 6th edition on a Net Internal Area basis:

Area/Room	SQ M	SQ FT
Suite 1	25.7	277
Suite 2	39.5	425
Suite 3	9.7	104
Suite 4	12.4	133
Suite 5	12.4	133
Suite 6	12.4	133
Suite 7	9.7	104
Suite 8	12.4	133
Suite 9	9.7	104
Suite 10	14.5	156
Suite 11	11.7	126
Suite 12	21.6	233
Suite 13	10.2	110
Suite 14	16.8	181
Suite 15	16.1	173
<b>Total</b>	<b>212.70</b>	<b>2,290</b>



## RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we believe that the subjects have current rateable values of:

Area/Room	Rateable Value
Suite 1	£2,500
Suite 2	£4,000
Suite 3	£950
Suite 4	£1,250
Suite 5	£1,250
Suite 6	£1,250
Suite 7	£950
Suite 8	£1,250
Suite 9	£950
Suite 10	£2,650
Suite 11	£1,050
Suite 12	£1,700
Suite 13	£1,750

Depending on future occupation there may be the requirement for current rateable values to be reassessed. This should be confirmed with the Local Authority.

## RENT PASSING

£30,000 per annum, exclusive

## PRICE

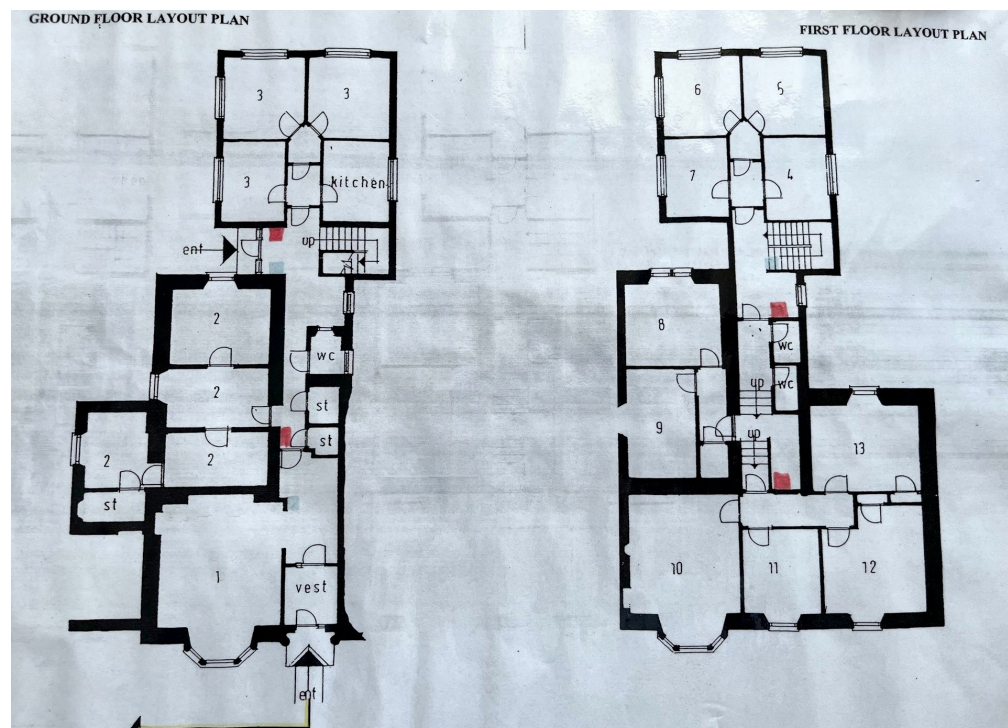
Offers Over £195,000

## LEGAL COSTS + VAT

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

## EPC

EPC will be available upon request.



To arrange a viewing please contact:



**Duncan Fraser**

Director

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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: April 2025