



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

- Various office suites available
- Town centre location
- Dedicated on site car parking
- Net internal areas ranging from 104 sq ft – 425 sq ft



LOCATION DESCRIPTION

Lochgelly is situated in West Fife between the larger towns of Kirkcaldy (7.5 miles) to the east and Dunfermline (10 miles) to the west. The town benefits from excellent transport connections including a mainline railway station providing links throughout Fife and to Edinburgh.

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

CONNECTIVITY	MILES
Dunfermline	10
Kirkcaldy	7.5
Queensferry Crossing	12
Edinburgh City Centre	22

DESCRIPTION OF PROPERTY

The subjects comprise a 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. Suites can be let individually or accumulatively.

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

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.

RENT

P.O.A

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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