

TO LET

Office,
2 Halbeath Road, Dunfermline, KY12 7QX



- On main link road to city centre.
- Net Internal Area 95m² approx.
- Offers in the region of £12,000 per annum are invited.

Description

The Subjects comprise a two-storey office premises located near central Dunfermline. The property features high ceilings with fluorescent lighting and carpeted flooring.

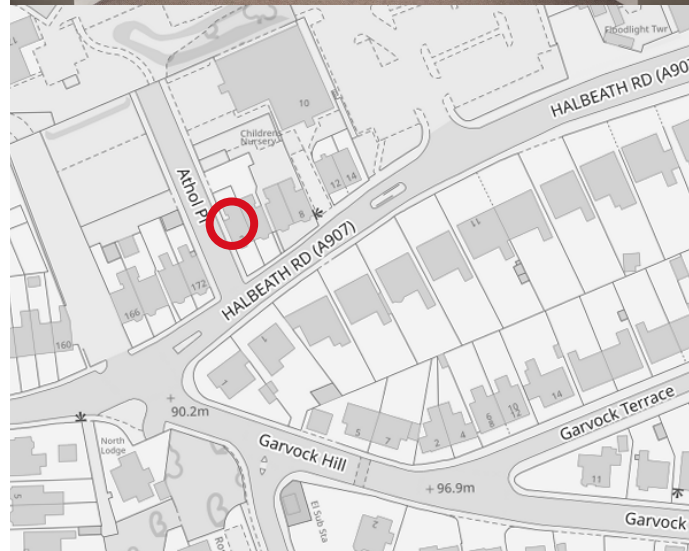
There is another access point to the rear of the property, via a gate and an external stairway.

Services

The Subjects are served by electricity and mains water. There is no gas.

Use

The Subjects were most recently used as an office premises. Other uses may also be considered.



Location

The Subjects are situated within Dunfermline City, benefiting from close proximity to a range of local amenities. The City Centre and main bus station are within walking distance, and a bus stop is located directly outside, offering convenient access to public transport.

The premises are well-suited for office use, with neighbouring occupiers including a nursery and other professional businesses.

Accommodation

In accordance with RICS guidance, the Subjects extend to a net internal area of 95m² or thereby.

Rent

Offers in the region of £12,000 per annum are invited.

Rateable Value

The Subjects are entered in the Valuation Roll with a rateable value of £10,800. (ref no: 309267075)

Energy Performance Rating

The Subjects has an EPC rating of C.

Floor Plan



GROUND FLOOR

FIRST FLOOR

Viewing

To arrange an appointment to view the premises or for further information please contact:

estates.enquiries@fife.gov.uk.

Closing Date

A closing date has not been set. Offers must be submitted via estates.tenders@fife.gov.uk with the below reference stated in the email subject line:-

Reference: 2 Halbeath Road, Dunfermline - 005101

Disclaimer

Fife Council does not bind itself to accept the highest or any offer for the Subjects. In supplying these particulars, Fife Council is not issuing instructions and will not, therefore, be liable for agents or any other fees. These particulars are believed to be correct but are supplied for information only and intending parties shall require to satisfy themselves as to their accuracy. They are not deemed to form any contract or part of any contract, which may be entered into. The successful applicant will be responsible for their own legal costs, surveying costs, recording dues and Land and Buildings Transaction Tax.