

# DM HALL

## To Let

Retail



17 Bank Street,  
Lochgelly, Fife  
KY5 9QQ

21.82 SQ M  
235 SQ FT

# Property Details

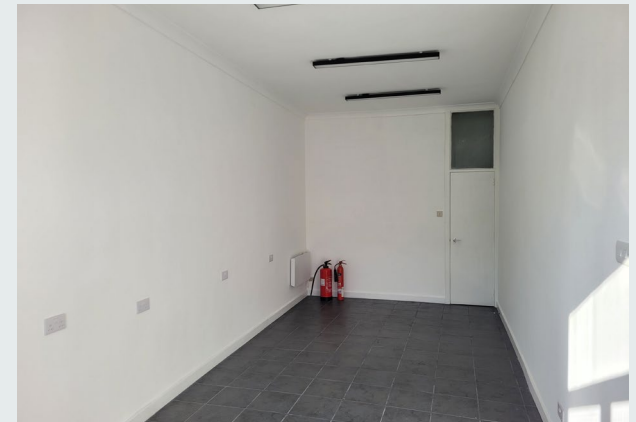
- Prominent town centre location
- Suitable for a variety of uses
- Qualifies for 100% rates relief
- Rental £5,200 per annum invited

## LOCATION:

Lochgelly is situated in West Fife and has a population of approximately 7,000 people. It is situated between the larger towns of Kirkcaldy, approximately 7 miles to the east and Dunfermline 10 miles to the west. Transport links are excellent with readily available access to the A92 and the M90 trunk road. Lochgelly also has a mainline railway station on the Fife Circle line providing links to Edinburgh.

The property has a prominent position on Lochgelly's Bank Street, which forms the main retail thoroughfare. Neighbouring occupiers include Dears Pharmacy, Baynes the Bakers, The Golden Fry and Co-op Food.

The location of the subjects is shown on the appended plan.



# Property Details

## DESCRIPTION:

The property comprises a mid-terrace retail unit and forms part of a two-storey building of traditional stone construction. Internally, the property is laid out to provide an open plan sales/retail area to the front with a w/c to the rear. It is presented to an excellent standard. The unit benefits from a traditional window display frontage facing on to Bank Street ensuring excellent visibility to passing pedestrian and vehicle traffic.

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground		21.82	235

## 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 £2,500 per annum.

**DM HALL**



Regulated by  
**RICS**

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

## RENTAL:

Offers of £5,200 per annum exclusive are invited.

## 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 may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents  
Lois Paterson at DM Hall.

## 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

Strictly by contacting the sole selling agents

Lois Paterson

fifeagency@dmhall.co.uk

**DM Hall LLP**

27 Canmore Street  
Dunfermline KY12 7NU

01383 604 100 (Agency Department)

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