



TO LET

Office 1, The Boathouse, Aberdour, Fife KY3 0TZ

Well-presented ground floor office suite

Excellent views of the Firth of Forth

Qualifies for 100 per cent Rates exemption*

Rental offers in the region of £13,500 per annum inclusive invited

LOCATION:

The Boathouse is in Aberdour, a small residential village approximately 7 miles south east of Dunfermline, 20 miles from Edinburgh. The village enjoys protected conservation status and Silversands Blue Flag Beach fronts onto the Firth of Forth. Commercial facilities in the village are limited and The Boathouse offers rarely available office accommodation in an idyllic location with uninterrupted views across the River.

The location of the property is shown on the undernoted plan.

**DESCRIPTION:**

The subject comprises a ground floor office premise within a two storey converted former boathouse. Internally, the office space is open plan with additional enclosed meeting room, kitchen plus WC facilities and shower. The unit would suit a variety of business users and is available for immediate occupation.

ACCOMMODATION:

We have measured the property in accordance with the RICS Code of Measuring Practice and have calculated that the net internal area is as follows: 82 sq m (885 sq ft) or thereby.

ASSESSMENT:

We have consulted the Scottish Assessor's website (www.saa.gov.uk) and note that the premises are entered in the current Valuation Roll as follows:-

Rateable Value: £10,000

The property qualifies for 100 per cent Rates exemption under the Small Business Bonus Rates Relief Scheme.

We are advised that the current business rate is 46.6 pence.

Under existing legislation a new occupier has the right to appeal against this assessment.

LEASE TERMS:

A new full repairing and insuring (FRI) lease, for a negotiable duration.

RENT:

£13,500 per annum, exclusive

ENERGY PERFORMANCE RATING:

A copy of the Energy Performance Certificate can be made available to interested parties. The rating is G.

GENERAL REMARKS

The Boathouse is situated within SSSI (site of Special Scientific Interest) parklands but benefits from car parking adjacent to the building (with allocated spaces for the office and numerous space for visitors) and is a ten minute walk from Aberdour Railway station with links to Edinburgh, Kirkcaldy/Aberdeen and beyond. It is also situated on the Fife Cycle Path route meaning there are multiple commuting options.

DATE OF ENTRY:

Entry will be available on completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole letting Agents:
Messrs DM Hall LLP
27 Canmore Street
Dunfermline
Fife
KY12 NU.

Phone: 01383 604100

Email: Margaret.mitchell@dmhall.co.uk

VIEWINGS:

Strictly by appointment with the Marketing Agents.

REFERENCE:

ESA1372

DATE OF PUBLICATION:

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CONTACT:

fifeagency@dmhall.co.uk

IMPORTANT NOTE

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