

142-146 MAIN STREET, LOCHGELLY, KY5 9JR



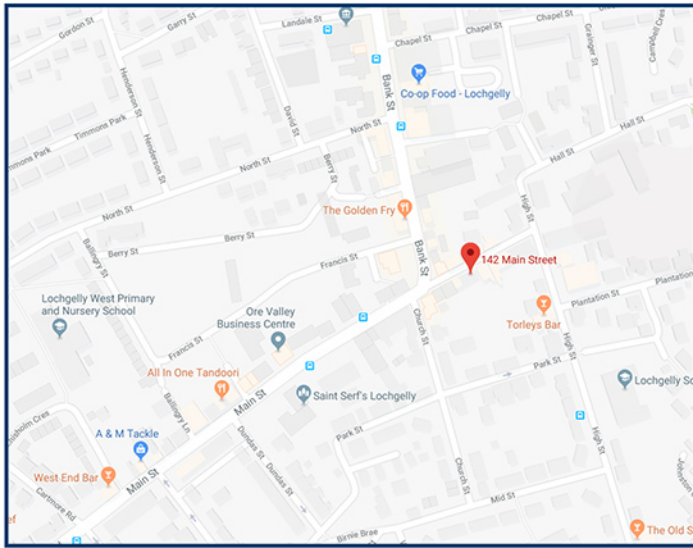
## PROMINENT FORMER BANK

The subjects are located on the south side of Main Street, close to the junctions with High Street and Church Street within the town centre of Lochgelly.

The town has a population of approximately 6,800 people and is situated within Fife, between the two largest towns in the areas, approximately 6 miles to the west of Kirkcaldy and 12 miles east of Dunfermline, accessed off the A92 main road route.

- HOT FOOD CONSENT APPLIED FOR
- PRIME TOWN CENTRE RETAIL / OFFICE
- 952SQ FT
- RATES EXEMPT
- £9,000PER ANNUM
- V.A.T. FREE





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## Subjects

The subjects comprise a ground floor within 2 storey former bank of brick construction rendered in concrete.

The subjects are overlaid by a pitched tile roof with the frontage being primarily of timber framed glazing with granite cladding.

Access to the subjects is via a secure double door leading to the main sales area with counter, private meeting room being of plasterboard stud partition.

The subjects benefit from staff area and w.c. facilities to the rear of the demise.

Internally the subjects have been painted and decorated to suit the previous occupiers requirements and corporate branding.

Lighting is provided by way of ceiling mounted recessed fluorescent strip lighting.

We understand the subjects are secured by way of alarm system and steel bars within the windows to the front elevation.

### NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV effective from 01/04/2017:

£5,800

### PROPOSAL

The subjects are available to lease on a new full repairing and insuring basis for a negotiable term for £9,000 per annum. Our client invites offers for their freehold interest in the subjects.

### V.A.T.

The subjects have not been elected for V.A.T.

### E.P.C.

Available upon request

Jas Aujla  
Will Rennie

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