



Church/Hall Premises

Abbot Hall, Wilson's Close, Dunfermline, KY12 7DJ

247.29 SQ M (2,662 SQ FT)

TO LET

BradleyHall

DESCRIPTION

The subjects comprise a 2 storey terraced building of stone/brick construction, partially rendered externally, set beneath a pitched and slate clad roof.

Internally, the accommodation is arranged over the ground, mezzanine and first floors and is configured to provide two large open-plan halls, offering flexible and versatile floor space. These principal areas are complemented by a range of supporting and ancillary accommodation.

The accommodation is a functional space capable of accommodating a variety of uses, subject to the necessary consents.

The accommodation is available as whole self-contained building. Alternatively, the landlord may consider letting the premises on a floor-by-floor basis, providing flexibility to suit a range of occupational requirements.

It is also thought suitable for alternative uses subject to obtaining the necessary planning consents.



USE

The subjects presently benefit from Class 10 use as defined by the own and Country Planning (Use Classes) (Scotland) Order 1997. They may be found suitable for an alternative use, STP.

EPC

EPC available upon request.

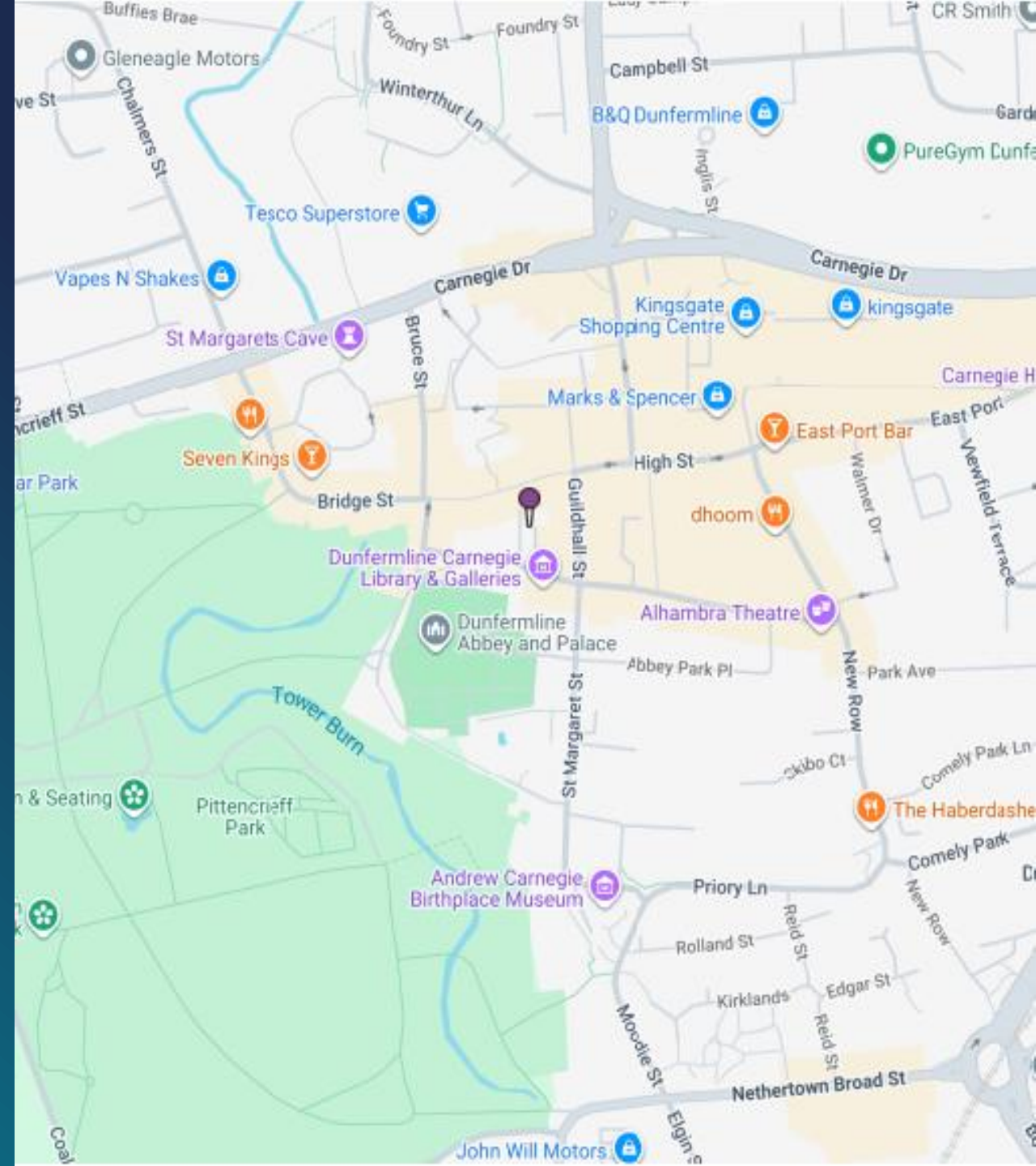
DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Ground Floor – Vestibule, open plan hall, stores and toilets.	122.23	1,316
Mezzanine Level – Office	9.15	98
First Floor – Hall and Kitchen	115.91	1,248
TOTAL	247.29	2,662

LOCATION

Dunfermline is one of Fife's principal centres of commerce with an expanding residential population which exceeds 50,000 and a catchment area estimated to be in the region of 150,000 people.

More specifically, the subjects are situated on the east side of Wilson's close which lies in close proximity to Dunfermline's High Street. Wilson's close runs parallel to Music Hall Lane and between the junctions of Guildhall Street and Kirkgate.

This is a busy City Centre location benefitting from usual city amenities.



RENTAL PRICE AND TERMS

The subjects are offered for let on Full Repairing and Insuring terms of which are to be negotiated. Rental offers are invited at £15,000 per annum, exclusive of VAT.

VAT

All prices are quoted exclusive of VAT. The incidence of VAT should be verified by any interested parties.

RATEABLE VALUE

The subjects are noted in the Valuation Roll at a RV of £5,000.

VIEWING

Viewing strictly by appointment only via sole letting agents.

LEGAL COSTS

Each party will be liable for their own legal costs incurred with the transaction.

CONTACT

DUNCAN FRASER

+44 (0) 7850 247863

duncan.fraser@bradleyhall.co.uk

GILES HARKER

+44 (0) 7542804283

giles.harker@bradleyhall.co.uk

Bradley Hall



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. **2)** all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them **3)** no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor **4)** no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458 **5)** All details are provided Subject to Contract

0191 232 8080 | Newcastle@bradleyhall.co.uk | www.bradleyhall.co.uk | 33-39 Grey Street, Newcastle, NE1 6EE