LOCATION

Rosyth is located on the North bank of the Forth Estuary, 2 miles west of the Forth Road Bridge. Rosyth benefits from easy access to the Scottish motorway networks with direct access to the M90 motorway leading directly to the arterial A9, M8 and M9 motorways.

The property is located on the south side of Queensferry Road. Nearby occupiers include RS McColl, TSB Bank and Rowlands Pharmacy.

TERMS

The property is held on an FRI lease expiring 30 September 2019 at a passing rent of £27,700 per annum.

The property is available by way of an assignation or sub-lease and incentives may be available, subject to covenant.

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

EPC

An Energy Performance Certificate is attached for your information.

For more information, please contact:

Business Rates and Service Charge

Rateable Value (2017) £33,000

Uniform Business Rates (2017/18) (exclusive of water & sewerage) £0.466

Rates Payable (2017/18) £15,378 pa
LOCATION
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ACCOMMODATION
Ground Floor: 315.21sqm 3,393sqft

TERMS
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BUSINESS RATES
Rateable Value(2010) £33,000
Uniform Business Rates £0.466
(2016/17) (exclusive of water & sewerage)
Rates Payable (2016/17) £15,378pa

EPC
Band E. A copy of the EPC Certificate is available upon request.

IMPORTANT NOTICE
1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client’s Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

6. Date of Publication: March 2018

Find out more at www.g-s.co.uk