

TO LET

Lock Up Shop Premises

49/51 Sherbrook Road

ROSYTH KY11 2YR

crichtonproperty
consultancy

Chartered Surveyors & Commercial Property Consultants

HOT FOOD CONSENT GRANTED

LOCATION

The subjects occupy a prominent position on the west side of Sherbrook Road, close to its junction with Castle Road, one of the main arterial routes from the Rosyth Docks to the town centre. The Port of Rosyth is currently the focus of a major redevelopment project incorporating the impending Forth replacement crossing opening.

The immediate location is surrounded by residential use and provides an excellent parking facilities serving both this unit and the adjacent Martin McColl.

DESCRIPTION

The subjects comprise a ground floor unit to basic shell specification contained within a single storey building under a flat roof.

ACCOMMODATION

We estimate the property has the following approximate areas and dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Frontage	8.61 m	28 ft 3 in
Shop Depth	11.73 m	38 ft 6 in
Gross Ground Floor Area	91.88 m ²	989 ft ²
Toilet accommodation is provided in the basement.		

LEASE DETAILS

It is proposed to arrange a full repairing and insuring sub-lease of the premises for a negotiable term incorporating rent reviews at 2nd December 2018 and at 5 yearly intervals thereafter.

RENT

Rental offers in the region of £17,500 per annum exclusive are being sought.

EPC

EPC rating = E.

A copy of the EPC and Recommendation Report can be provided upon request.



RATES

The subjects will require to be reassessed for rating purposes.

RATEABLE VALUE

To be reassessed

CPC gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for any stamp duty, registration dues, VAT and Land & Buildings Transaction Tax (LBTT) incurred thereon.

VAT

All prices, rents and premiums quoted are exclusive of VAT at current rate.

VIEWING

All arrangements to view the premises are **STRICTLY** by prior arrangement.

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Misrepresentation Act 1967

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