

Lot 45

£45,000 per annum exclusive

MacLean House, Pitreavie Business Park, Dunfermline, Fife KY11 8UU

Heritable Office Investment



Key Details

- Located on well established Pitreavie Business Park
- Two storey office building with 18 car parking spaces
- Let to Clear 2 Pay Scotland Ltd on a lease expiring 2021
- Tenant in occupation since 2003 (2)

On Instructions of Receivers

Location

Miles: 2 miles south of Dunfermline town centre
17 miles north-west of Edinburgh
23 miles east of Stirling
49 miles east of Glasgow

Roads: M90, A985, A823(M)

Rail: Rosyth Railway Station
(31 minutes to Edinburgh Haymarket)

Air: Edinburgh International Airport (8 miles south)

Situation

Dunfermline is a popular and affluent commuter town to the north of the River Forth. The town is now very well connected to Edinburgh via Queens Crossing bridge between Rosyth and South Queensferry. Pitreavie Business Park is Fife's premier business park, being well located on the A823 which connects to the town centre to the north and the A823(M)/M90 to the south-east. The M90 connects Perth with the A9 and Edinburgh. The property is located on Pitreavie Court, close to its junction with Queensferry Road (A823). Occupiers nearby include Royal Bank of Scotland, Flexspace Business Centre and Hardies Surveyors.

Description

The property comprises a detached two storey office building with 18 marked car parking spaces. The office accommodation provides suspended ceilings with integral lighting.

Tenure

Heritable (Scottish equivalent of the English Freehold).

VAT

VAT is applicable to this lot.

Viewings

Please contact Mhairi Jarvis on +44 (0)7718 899341

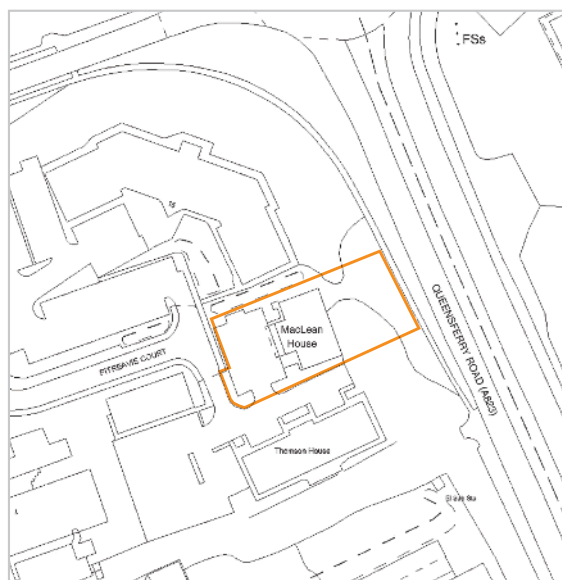
Energy Performance Certificate

Available in the legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	221.41 sq m	(2,383 sq ft)	CLEAR 2 PAY SCOTLAND LIMITED t/a FIS (1)	A term of years expiring 21/06/2021 (2)	£45,000	21/06/2021
First	Office	220.21 sq m	(2,370 sq ft)				
Total		441.62 sq m	(4,753 sq ft)			£45,000	

- (1) For the year ended 31st December 2017, Clear 2 Pay Scotland Limited reported a turnover of £4,806,679, pre-tax profits of £1,040,555 and a negative net worth of -£1,005,568 (Source: Experian Group 24/04/2019). The ultimate holding company is Fidelity National Information Services Inc.
- (2) Clear 2 Pay Scotland Limited formerly known as Level Four Software Limited (Source: Companies House 26/04/2019).



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