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TO LET

St Columba's Church and Land, Torridon Lane, Rosyth, Dunfermline, Fife, KY11 2EU

- ✓ Former Church and a separate plot of land
- ✓ Suitable for any use- subject to the necessary consents being granted.
- ✓ Available for immediate occupation
- ✓ Approximately Gross Internal Area of 249 sq m (2,680 sq ft) and 0.35 AC (15,433 sq ft) for the plot of land
- ✓ Rental offers over £16,000 per annum for the Church and £5,000 per annum for the plot of land.

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Rosyth lies approximately 2 miles south of Dunfermline and benefits from close proximity to the Queensferry Crossing and M90 motorway network. The property is accessed from Torridon Lane with frontage to Castle Road.

The town has developed around the local Naval Base and offers a range of amenities including shops, schools, leisure, and recreational facilities. The area is set to expand further with the building of a new secondary school, various large housing developments together with Rosyth Port being awarded Green Freeport status.

In addition to the road network, Rosyth benefits from a branch line railway station on the Fife circular line whilst also enjoying access to a mainline railway station at Inverkeithing.

DESCRIPTION

The subject comprises of a single storey, detached former church set in a large and mature landscaped plot with a surfaced car parking area.

Internally, the property consists of the main auditorium room which is linked to a further meeting room/dining area with associated kitchen. The general staff/toilet accommodation is contained within the corridor link.

The property benefits from a great degree of natural light throughout and has uPVC double glazing.

There is also a plot of land to the northwest of the property which is available for let separately.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate gross internal area:

Church: 249 sq m (2,680 sq. ft)

Land: 0.35 AC (15,433 sq. ft)

RENT

Our client is seeking rental offers over £16,000 per annum for the building and £5,000 per annum for the plot of land.

TERMS

The property is made available on flexible lease terms for a period to be agreed.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the Church has a Rateable Value of £13,400 and the land has a Rateable Value of £1,600, effective 1st April 2023.

The threshold for full rates relief under the Small Business Bonus Scheme has changed for the financial year 2024/25. For properties with a RV between £12,001 and £15,000 the award is now 25%. The uniform business rate for the current year is £0.498 pence in the pound.

UTILITIES

The property is served by mains gas, electricity, and water. There is also a security alarm system.

PLANNING

The property falls within Class 10 of the Town & Country Planning (Use Classes) (Scotland) Order 1997 and could, in addition to its current use, be used without the necessity of obtaining planning permission for change of use, as a crèche, day nursery, day centre, educational establishment, museum or public library. Alternative uses would require a Planning application.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is E.

A copy of the recommendation report is available on request.

ANTI-MONEY LAUNDERING

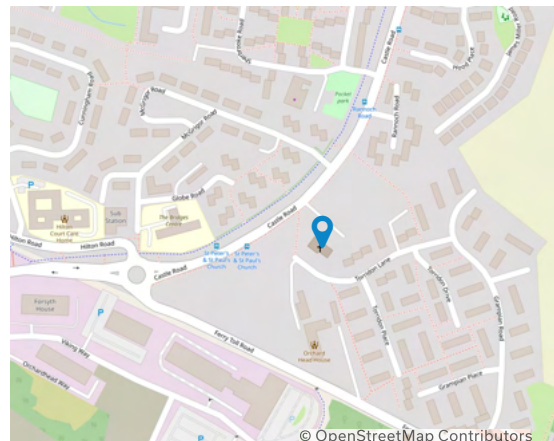
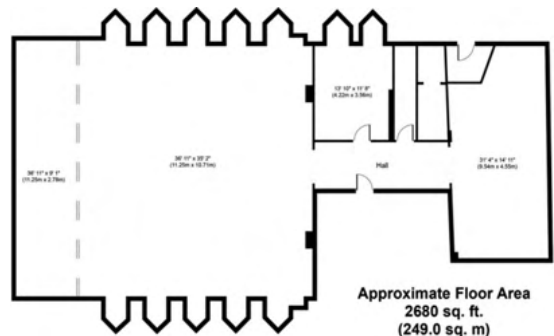
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland Ltd.

Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887

iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska BSc (Hons), MRICS | Tel. 0131 357 4455 | 07917 924 112

Bernadetta.Majewska@alliedsurveyorsscotland.com



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