

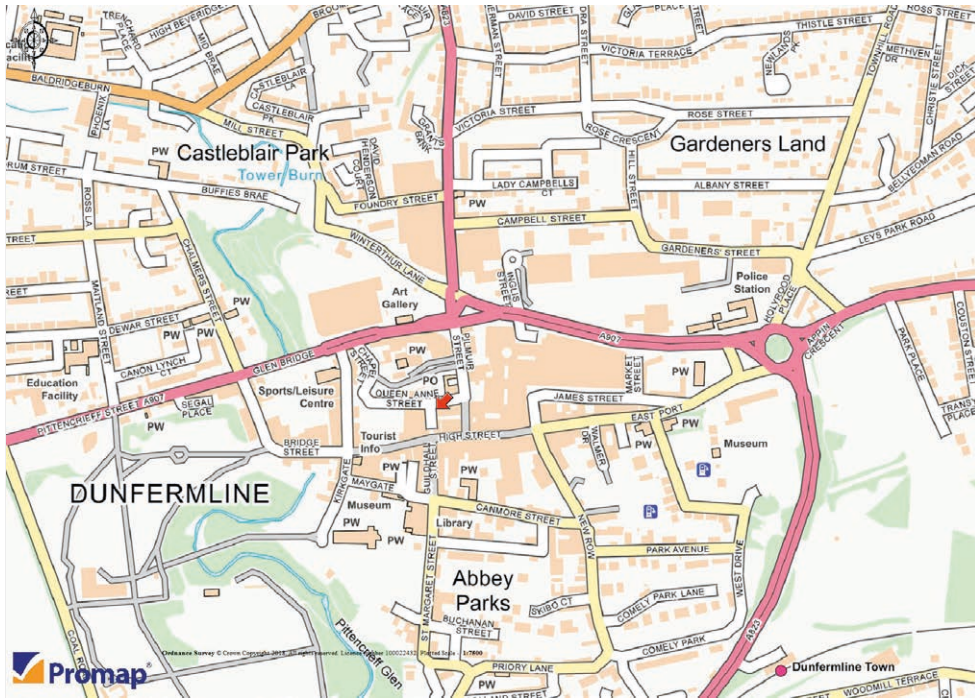
TO LET

TWO RETAIL UNITS WITH CLASS 3 CONSENT



35-39 Queen Anne Street
Dunfermline
KY12 7BA

- Dunfermline City Centre
- Prominent Corner Location
- Retail Units Extending to 595 — 991 Sq Ft
- Class 3 Consent



LOCATION

The subject property is located within the city of Dunfermline which is situated just 15 miles north of Scotland's capital, Edinburgh. More precisely the property is situated on the south side of Queen Anne Street within the heart of the historic town of Dunfermline, located just off the pedestrian precinct.

Queen Anne Street runs adjacent to Dunfermline's High Street with surrounding occupiers including Coral, Dunfermline Bus Station, Twenty-Twenty Vision and Envy Hair & Beauty.

DESCRIPTION

The property comprises of a three storey building of stone and brick construction

held under a pitched and slated roof. The ground floor comprises two retail units with large glass frontages looking directly onto Queen Anne Street.

ACCOMMODATION

We have calculated the net internal area of the subjects extend to approximately;

Retail Unit 1: 55.24 Sq M / 595 Sq Ft

Retail Unit 2: 92.04 Sq M / 991 Sq Ft

RENTAL

Retail Unit 1:
Offers over **£12,000** per annum

Retail Unit 2:
Offers over **£18,000** per annum



RATEABLE VALUE

The various units will need to be re-assessed upon occupation.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings Transactions Tax and registration dues incurred in this transaction.

EPC

Available upon request

To arrange a viewing contact:



Duncan Fraser
Surveyor
duncan.fraser@g-s.co.uk
01383 324 993



Murdo McAndrew
Surveyor
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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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2022