

FOR SALE

OFFICE INVESTMENT/DEVELOPMENT OPPORTUNITY (STP)

**GRAHAM
SIBBALD**



2A-C Chalmers Street
Dunfermline
KY12 8DF

- City Centre Office Extending to 1,953 Sq Ft
- Potential Development Opportunity (STP)
- Offers Over £125,000 (Exclusive of VAT)
- Part Income Producing

LOCATION

Dunfermline is one of Fife's principal centres of commerce and has a resident population in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000.

The city occupies a key position within Fife, a few miles north of the Queensferry Crossing, and adjacent to the M90 Motorway.

More specifically, the subjects are located on Chalmers Street and offers attractive vista across the Pittencrieff Park/Glen Gates and in close proximity to Dunfermline City Centre, thus benefiting from an excellent range of local amenities and transport links.

DESCRIPTION

The subjects comprise the upper two floors of a mid-terraced three storey concrete framed structure under a mixed pitched slated and flat felt clad roof.

Internally, the subjects offer cellular office accommodation over the first and second floor levels, with toilets and storage facilities on each floor.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

Accommodation	Sqm	Sq Ft
First Floor	72.5	780
Second Floor	109	1,173
Total	181.5	1,953

PRICE

£125,000 (Exclusive of VAT)

RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have the following rateable values:

First Floor: £9,000

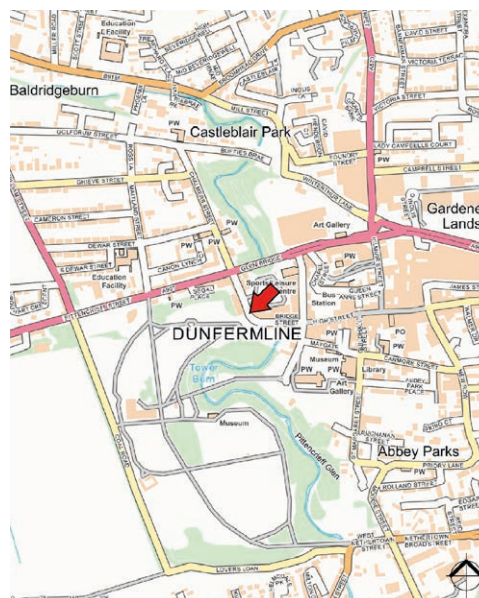
Second Floor: £7,000

LEGALS

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

TENANCY

The subjects are presently operated as a multi let / serviced office. Full tenancy details are available upon request.



To arrange a viewing please contact:



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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.
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6. Date of Publication: October 2022