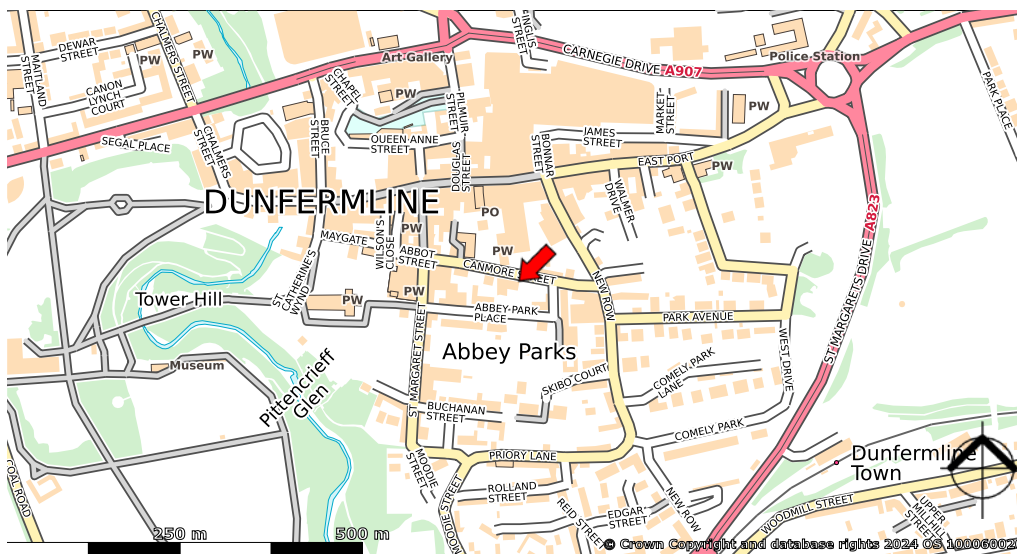




Ling House,
29 Canmore Street,
Dunfermline,
KY12 7NU

- Attractive, refurbished period style office
- Excellent City Centre location
- On site car parking available



LOCATION

Dunfermline is one of Fife's principal centres of commerce with an expanding residential population which exceeds 50,000 and a catchment area estimated to be in the region of 150,000 people. The city occupies a key location within Fife, a few miles north of the Queensferry Crossing.

More specifically, the subjects are prominently situated on the south side of Canmore Street within a 5-minute walk to Dunfermline High Street.

Canmore Street runs parallel to Dunfermline High Street, thus benefiting from an excellent range of local amenities and in easy reach of the main transport links.

DESCRIPTION

The subjects comprise a ground and first floor office premises contained within a larger traditional 3 storey building of stone construction which is surmounted by a pitched and slated roof with flat roof section.

Internally, it is presented to a high standard with retained decorative features and comprises offices of a cellular nature, with 5 offices/meeting rooms on the ground floor with 4 further offices on the 1st floor along with toilet and kitchen facilities.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Net Internal Area basis:

AREA / FLOOR	SQ M	SQ FT
Ground & First	201.75	2,175

RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £15,900 and £18,400 but may need reassessed upon occupation.

RENT / SALE PRICE

Rental offers of £30,000 per annum, exclusive are invited.

LEGAL COSTS + VAT

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

EPC

EPC will be available upon request.

FURTHER INFORMATION

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



Duncan Fraser

Associate

duncan.fraser@g-s.co.uk

07769 377 431

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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2024

