

RESTAURANT

BRYAN BEVERIDGE *Quality Butchers*

Shoes of Prey

shoesofprey.co.uk

QUALITY

25-27

SERVICE

SUPPLIED FROM
LOCAL FARMS

AWARD WINNING
TRADITIONAL BUTCHER

TASTY
HOME-MADE

STEAK PIES

SAUSAGE ROLLS

MINCE & ONION
BRIDIES

SCOTCH PIES

Tel: 01383 724 537

TO LET/MAY SELL - OFFICE

**1ST FLOOR, 27 HIGH STREET,
DUNFERMLINE KY12 7DL**

- Well presented first floor office unit
- City centre location on main High Street
- NIA 100 sq m (1077 sq ft)
- Rent offers in the region of £12,000 per annum exclusive
- Sale POA

LOCATION:

Dunfermline is one of Fife's principal commercial centres with a resident population currently in excess of 50,000 people and a catchment area understood to lie in the region of 150,000. The city has undergone a period of economic expansion over the last 20 years and has provided significant opportunities for both commercial and residential sectors.

The subjects are well located in a prominent position on the High Street within the main Dunfermline city centre, thus benefiting from an excellent range of local amenities and transport links. A number of well established national and local occupiers are located nearby including Santander and Primark.

The approximate location of the subjects is shown on the appended plan.

DESCRIPTION:

The subjects comprise a first floor office unit situated above High Street retail premises, of predominantly stone construction surmounted by a pitched and slate clad roof. Internally the property is comprised of three offices/meeting rooms, toilet and tea prep facilities. The rooms are carpeted with electric heating. Natural light is provided by a number of timber framed glazed windows to the front and rear.

ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

100 sq m (1077 sq ft)

The above stated area has been calculated for our agency purposes only and should be used for no other purpose.

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £10,800 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

SALE/LEASE TERMS:

Rental offers in the region of £12,000 per annum exclusive are invited.

Sale – POA

The subjects are offered on standard full repairing and insuring terms for a period to be negotiated, incorporating rent reviews at appropriate intervals.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP,
27 Canmore Street,
Dunfermline,
Fife,
KY12 7NU

Tel: 01383 604100 (Agency Department)

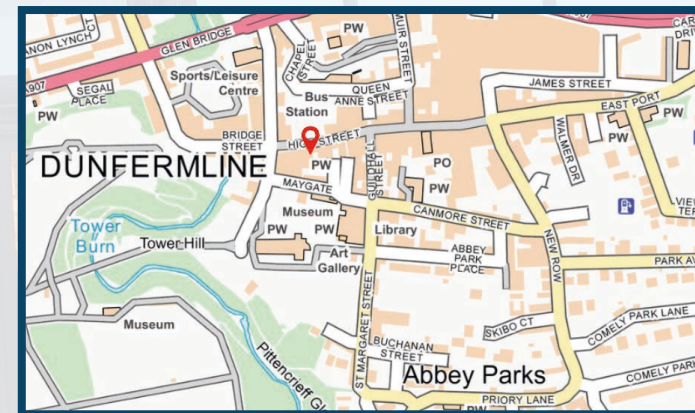
EMAIL: fifeagency@dmhall.co.uk,
lois.paterson@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

Ref: ESA#

Date of publication: January 2023



IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warrant whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.