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TO LET/MAY SELL - HOT FOOD /TAKEAWAY

**19 CARNEGIE DRIVE,
DUNFERMLINE KY12 7AN**

- Prominent road frontage
- Town centre location with high footfall
- NIA 550 SQ FT/51.1 sq m (plus 126 sq ft/11.69 sq m external store)
- Rent £14,000 p.a exclusive

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 city centre has also benefited from improvements and includes the Kingsgate Shopping centre and a purpose built Tesco Superstore.

The subjects are situated on Carnegie Drive, directly opposite Tesco Superstore and a short distance from the bus station and high street.

The location of the property is shown on the undernoted plan.

DESCRIPTION:

The subjects comprise Class 3 premises contained over the ground floor of a two storey, mid-terraced building of traditional stone and slate construction.

The retail frontage to Carnegie Drive comprises a timber/glazed display window with access provided via a timber/glazed entrance door. Internally, the subjects have benefitted from a degree of refurbishment works and are arranged in accordance with their current use. They have a well fitted front counter/serving area.

ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis. The property has an approximate net internal area of:

51.1 sq. m (550 sq. ft) plus external store 11.69 sq m/126 sq ft

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,900 per annum.

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

RENTAL:

£14,000 per annum exclusive

SALE/LEASE TERMS:

The subjects are available on a flexible lease basis. Sale price on application.

ENERGY PERFORMANCE:

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

VAT:

All prices quoted are exclusive of VAT.

LEGAL COSTS:

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

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP
27 Canmore Street
Dunfermline
KY12 7NU

Tel: 01383 604 100 (Agency Department)

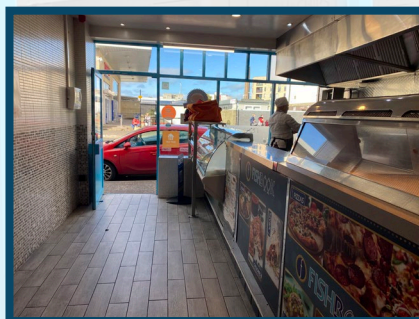
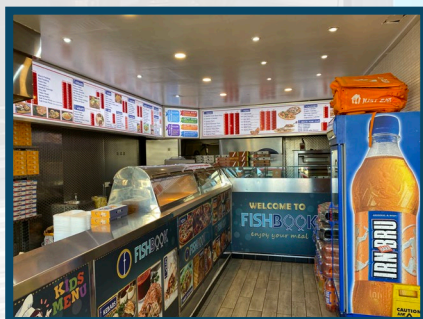
EMAIL: fifeagency@dmhall.co.uk,
lois.paterson@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

Ref: ESA3174

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IMPORTANT NOTE

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