

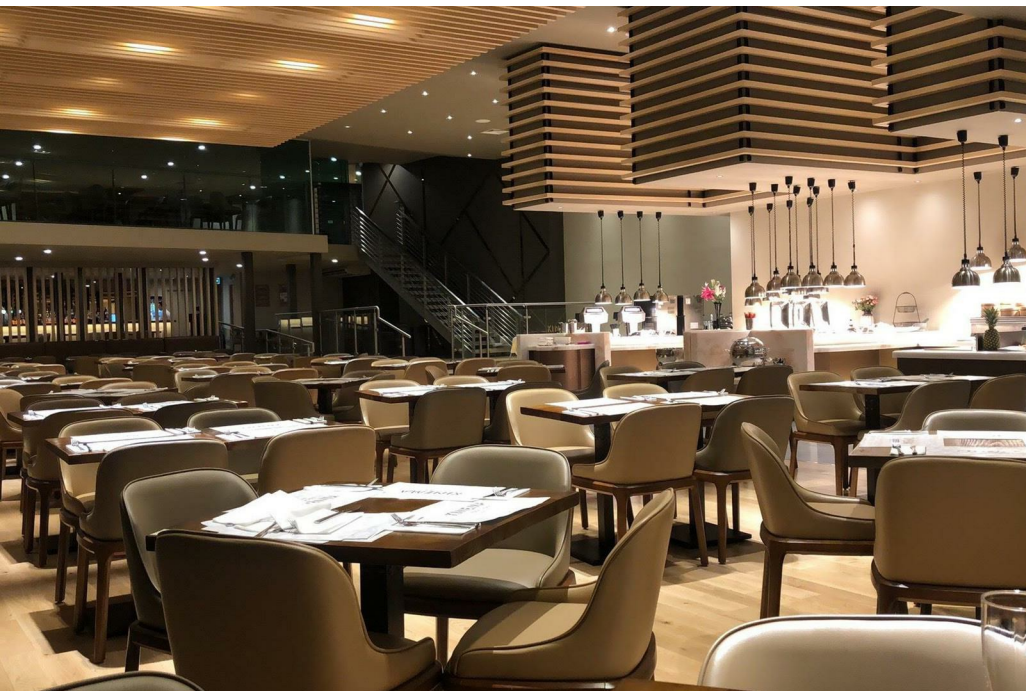


CARNEGIE DRIVE, DUNFERMLINE | OFFERS OVER £595,000

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CARNEGIE DRIVE, DUNFERMLINE

£595,000

An outstanding 12,742 (sq ft) turn-key restaurant, business, venue or investment opportunity right in the heart of the historic City of Dunfermline!

AMAZING RESULTS! Commercial are delighted to offer to the market a rare commercial opportunity to own an iconic city centre building of a style and space seldom available. These impressive, completely refurbished premises offer a wide variety of uses on the site of the former Dunfermline Ballroom and Kinema 'world-buffet-style' restaurant, in a prime location on the south side of Carnegie Drive right in the heart of the thriving city of Dunfermline.

The building has an internal area of approx. 1,183.9 (sq m) 12,742 (sq ft), which is split over three levels and has everything you need to open a stunning, fully refurbished, fully upgraded and fully equipped 250 seat Restaurant/Bar.

Simply cannot fail to impress!

DESCRIPTION

The iconic former Dunfermline Ballroom was fully restored with permission to turn the club into a 'world-buffet-style' restaurant granted in October 2016 before the proposal became reality in December 2018.

The Kinema began life as a cinema in 1915 and was transformed into a music venue in 1938. The iconic former Dunfermline Ballroom and The Velocity Nightclub was the venue which played host to stars such as David Bowie, Elton John and The Supremes.

The Kinema underwent a massive refurbishment and opened in December 2018 as the home of Kinema Restaurant, welcoming thousands to a modern and stylish 'world-buffet-style' restaurant with curated dishes from around the globe, including Chinese, Thai, Italian and Mexican giving diners a fabulous choice of cuisines and dishes to suit all tastes. Since then, there has been a completely new roof fitted in 2021 by Braisby Roofing Ltd with a 20 year Guarantee.

The Property

The subjects currently comprise two-storey restaurant and bar on 3 levels and traded as an established world-buffet restaurant/bar. Total area 1,183.9 (sq m) 12,742 (sq ft)

Accommodation

Ground Floor Area 355.8 (sq m) 3,829 (sq ft)

The accommodation within the ground floor benefits from a vestibule leading to a welcoming open plan reception area with two staff rooms to the front. The reception area also incorporates a lift. The ground floor includes a substantial open plan kitchen, stock room, two large fridge freezers, WC's and a pastry kitchen to the rear. There are 3 separate staircases rising to the First Floor.

First Floor Area 664.8 (sq m) 7,155 (sq ft)

The first floor accommodation is of an open plan nature which incorporates a food serving area, open plan seating, a bar, staff preparation area and WC's.

Mezzanine Area 163.2 (sq m) 1,757 (sq ft)

The mezzanine floor benefits from a seating area overlooking the First Floor dining area, WC's & Office.

The property has mains water electric and drainage. There is a gas fired heating system and a property benefits from CCTV, intruder alarm and smoke alarm systems.

Current Planning Use/Consent(s)

Subjects are currently used as a restaurant and currently benefit from a Class 3 hot food and drink & alcohol licence.

Energy Performance Certificate (EPC) - A copy of the Energy Performance Certificate is available upon request, however, the rating is G.

Rateable Value £46,900 Effective Date 01-APR-23

Call Colin Jenkins for further details and an appointment to view today! 01383 699000 | 07977 170505.

LOCATION

The subjects occupy a superb city centre position in Scotland's ancient capital with recent developments in the area seeing Dunfermline benefitting from unprecedented levels of regeneration and investment. Miller Homes 'Victoria Mills' are developing a mix of new build and conversions directly to the north the subjects, the re-opening of the Carnegie Leisure Centre following a £20m+ refurbishment and the opening of a new Tesco superstore across the road from the site. Dunfermline is one of those principal centres of commerce and has a resident population now in excess of 50,000 in a catchment area estimated to be in the region of 150,000.

Located approximately five miles from the Queensferry Crossing, Dunfermline is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and via Kincardine Bridge to Stirling, Glasgow and the West.

The subjects are situated on the south side of Carnegie Drive, Dunfermline. The immediate vicinity of the subjects is categorised by similar restaurant uses. Surrounding occupiers include Koko Shi, Tesco and Fire Station Creative. Within walking distance of the subject site is the towns principal bus station on Queen Anne's Street and a full range of shops, leisure facilities and educational establishments associated with a modern City. Dunfermline mainline railway station offers regular and direct services to Edinburgh's stations, including Waverley (under 35 minutes), Edinburgh Gateway (under 25 minutes) and Haymarket (under 30 minutes). Edinburgh International Airport is only 16 miles away and there's easy access to M90 and Scotland's major motorway network.

ARRANGE A VIEWING

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Scotland EU Directive 2002/91/EC	

To view this property call Colin Jenkins on 0800 999 1565



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Founder/Professional Estate Agent

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