



11 Bleachfield Court, Dunfermline, KY11 4EX

- Semi-Detached Garage Extending to 41 Sq M (443 Sq Ft)
- 2 Miles from Dunfermline Town Centre
- Vehicle Access Door
- Quoting Rent: £6,000 per annum (exclusive of vat)

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 town occupies a key position within Fife, a few miles north of the Queensferry Crossing & Rail Bridges, and adjacent to the M90 Motorway.

More specifically, the subjects are situated off Woodmill Road lying approximately two miles to the southeast of Dunfermline Town Centre.

This is a primarily residential location.

DESCRIPTION

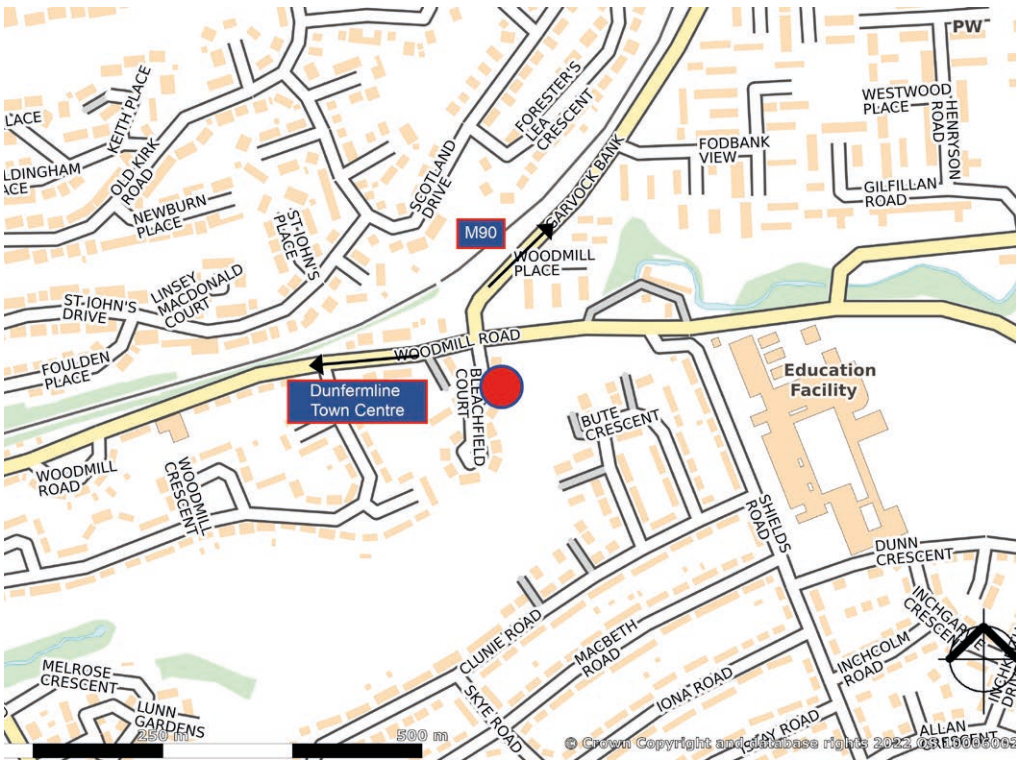
The subjects comprise a semi-detached garage with W/C facilities.

The property benefits from a vehicle access door, as well as pedestrian access to the front of the property. The unit is serviced with water and electricity (including electric panel heating). There is parking directly outside the property.

ACCOMMODATION

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

Areas / Floor etc	Sq M	Sq Ft
Total	41	443



RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £3,400.

RENT

Quoting rent: £6,000 per annum (Exclusive of VAT). The property is available by way of a new full repairing and insuring lease.

EPC

Available on request

LEGALS

Each party is to pay their own legal costs and the incoming tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

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.
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6. Date of Publication: May 2022