



TO LET - RETAIL

55 Main Street
Crossgates, KY4 8AJ

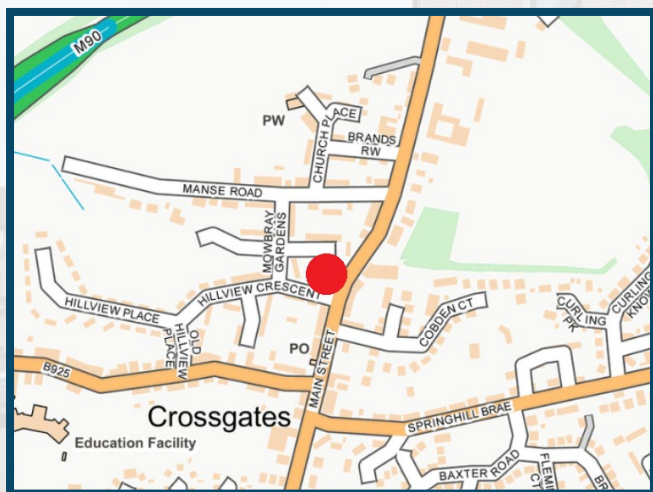
- ▶ Prominent village centre location
- ▶ Excellent condition
- ▶ Available for immediate entry
- ▶ NIA 48.68 sq m (524 sq ft)
- ▶ Qualifies for 100% rates relief

LOCATION:

Crossgates is a village in west Fife situated on the eastern periphery of the town of Dunfermline approximately 3.5 miles from Dunfermline town centre. The village is situated immediately adjacent to the A92 and M90 motorways both of which can be accessed from the Halbeath interjunction and as well as being readily accessible to Dunfermline it also lies in close proximity to Cowdenbeath via the B981 Inverkeithing to Cowdenbeath road.

The subjects are specifically located in the heart of the village centre at the junction of Main Street and Hillview Crescent. The immediate vicinity of the subjects is characterised by mixed commercial and residential uses with the surrounding area being predominately residential in nature. Nearby occupiers include Wicked Cheesecake, Costcutter and the Loon Wah Chinese Takeaway.

The location of the subjects are shown on the plan below

**DESCRIPTION:**

The subjects comprise a ground floor retail unit contained within a larger end terraced building extending over 2 storeys with the upper floor being a separate residential use. The building is of brick construction with a roughcast rendered exterior and the unit benefits from a traditional retail shop

front with roller shutter protection. The accommodation within is provided over a solid concrete floor and comprises front and rear shop areas with wc facilities.

ACCOMMODATION:

We summarise the net internal area of the accommodation as under noted:

48.68 sq m (524 sq ft)

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

RATEABLE VALUE:

Having regard to the Scottish Assessors Association website, we note that the subjects are entered in the current valuation roll at a rateable value of £4,150.

LEASE TERMS

The subjects will be let on full repairing and insuring terms

RENTAL:

Rental offers of £7,500 per annum are sought.

VIEWING:

Strictly by arrangement with the sole letting agents.

VAT:

All prices quoted are exclusive of VAT which is chargeable.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificates (EPCs) for the subjects is available upon request.

LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

OFFERS:

All offers should be submitted in strict Scottish Legal Form to the Dunfermline Office.

FURTHER INFORMATION:

All offers should be submitted in strict Scottish Legal form to the following offices:

DM Hall LLP
27 Canmore Street
Dunfermline
Fife
KY12 7NU

Tel: 01383 604100

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

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

DATE OF ENTRY:

By agreement.

Ref: ESA2440

Date of publication:
August 2021

**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.
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