

RETAIL

TO LET

**2-4 HIGH STREET,
DUNFERMLINE,
KY12 7AR**

- Prominent position on High Street
- High footfall
- Recently refurbished
- Available for immediate entry
- Total NIA 107.7 sq m (1,159 sq ft)



DM HALL
CHARTERED SURVEYORS

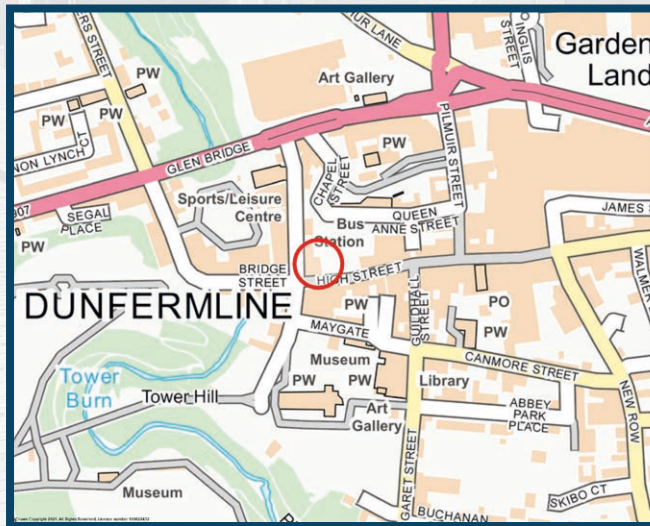
Commercial Department
27 Canmore St, Dunfermline KY12 7NU
01383 604100

LOCATION:

Dunfermline is one of Fife's principal centres of commerce with an expanding residential population which exceeds 50,000 and a catchment area estimated to be in the region of 150,000 people. The town occupies a key location within Fife, a few miles north of the Queensferry Crossing.

The subjects are situated in a prominent position within the pedestrianised section of High Street in Dunfermline's historic town centre. High Street is the principal retail and thoroughfare within the town centre and the subjects are situated at the junction of High Street with Bruce Street, Bridge Street and Kirkgate. The subjects are close to Dunfermline's Bus Station and there is substantial public car parking in the vicinity.

The approximate location of the property is shown on the plan below:-

**DESCRIPTION:**

The subjects comprise ground floor retail premises contained within the larger 3 storey building of stone construction which is surmounted by a pitched and slated roof. The subjects have been recently refurbished and the accommodation is of an open plan nature and provided over a solid concrete floor.

ACCOMMODATION:

The accommodation comprises open plan sales area with rear storage and toilet facilities and extends to;

107.70 sq m (1,159 sq ft) on a net internal basis.

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

RATEABLE VALUE:

Having regard to the Scottish Assessors Association website we note that the subjects are entered into the current Valuation Roll as premises under the construction and as they have been slightly reconfigured as part of the refurbishment works will require to be reassessed by the Assessor.

LEASE TERMS :

Full repairing and insuring terms.

RENTAL:

Rental offers of £22,500 per annum exclusive are sought.

VAT:

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

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) is available upon request, however the rating is G (101)

LEGAL EXPENSE:

Each party will be responsible for the bearing the cost of their own legal costs incurred with the transaction.

ENTRY:

Upon completion of legal formalities

FURTHER INFORMATION:

Strictly by contacting the sole letting agents:

Paul Carr or Ben Mitchell
DM Hall LLP
27 Canmore Street
Dunfermline
KY12 7NU
Tel: 01383 604100

EMAIL: fifeagency@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.

VIEWING:

Strictly by arrangement with the letting agents.

Ref: ESA2475

Date of publication: September 2021

IMPORTANT NOTE

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