

RESTAURANT

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**TO LET/MAY SELL - OFFICE**

**1ST FLOOR, 27 HIGH STREET,  
DUNFERMLINE KY12 7DL**

- Well presented first floor office unit
- City centre location on main High Street
- NIA 100 sq m (1077 sq ft)
- Rent offers in the region of £12,000 per annum exclusive
- Sale POA

**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 subjects are well located in a prominent position on the High Street within the main Dunfermline city centre, thus benefiting from an excellent range of local amenities and transport links. A number of well established national and local occupiers are located nearby including Santander and Primark.

The approximate location of the subjects is shown on the appended plan.

**DESCRIPTION:**

The subjects comprise a first floor office unit situated above High Street retail premises, of predominantly stone construction surmounted by a pitched and slate clad roof. Internally the property is comprised of three offices/meeting rooms, toilet and tea prep facilities. The rooms are carpeted with electric heating. Natural light is provided by a number of timber framed glazed windows to the front and rear.

**ACCOMMODATION:**

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

100 sq m (1077 sq ft)

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

**RATEABLE VALUE:**

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £10,800 per annum.

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

**SALE/LEASE TERMS:**

Rental offers in the region of £12,000 per annum exclusive are invited.

Sale – POA

The subjects are offered on standard full repairing and insuring terms for a period to be negotiated, incorporating rent reviews at appropriate intervals.

**ENERGY PERFORMANCE:**

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

**VAT:**

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

**LEGAL COSTS:**

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

**ENTRY:**

Upon completion of legal formalities.

**FURTHER INFORMATION:**

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP,  
27 Canmore Street,  
Dunfermline,  
Fife,  
KY12 7NU

Tel: 01383 604100 (Agency Department)

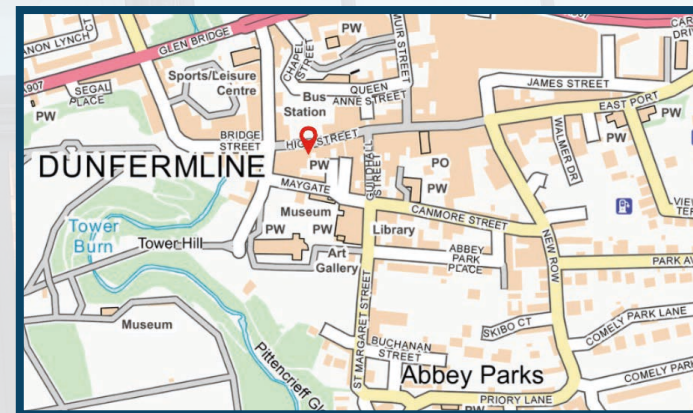
EMAIL: [fifeagency@dmhall.co.uk](mailto:fifeagency@dmhall.co.uk),  
[lois.paterson@dmhall.co.uk](mailto:lois.paterson@dmhall.co.uk)

**VIEWING:**

Strictly by arrangement with the agents.

Ref: ESA#

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**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.
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