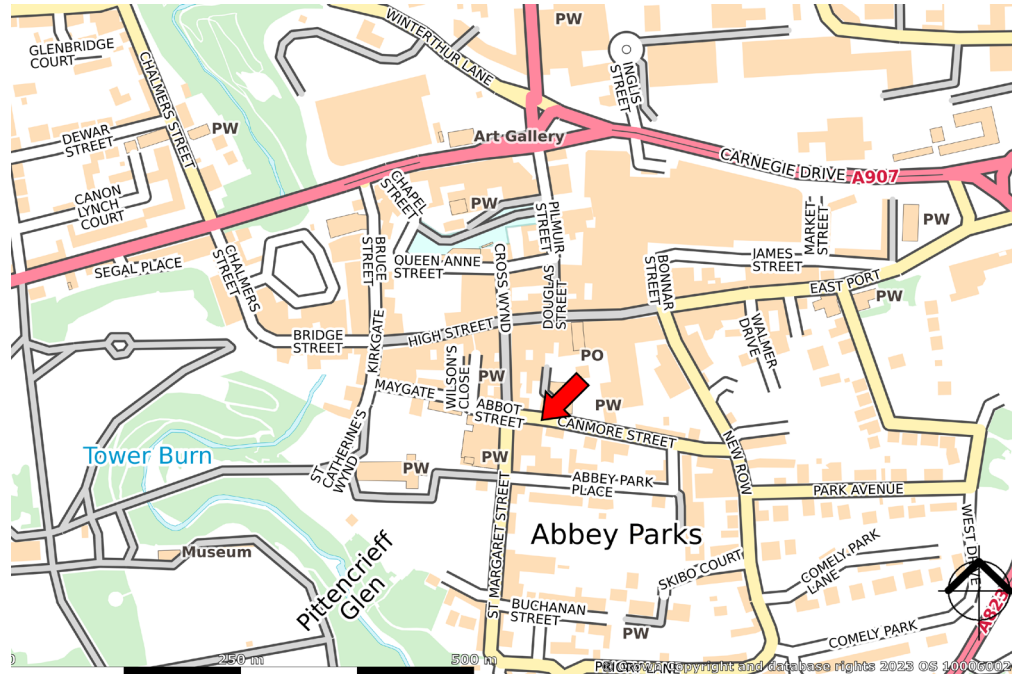
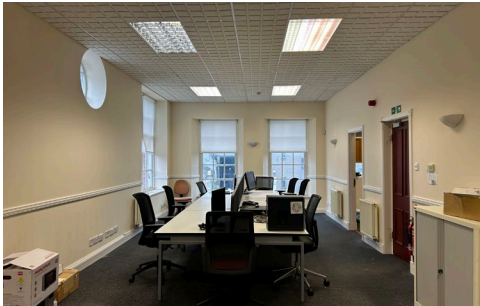




7 Canmore St, Dunfermline, KY12 7NU

- Office accommodation extending to 1,195 Sq Ft
- Prominent City Centre Location
- Available for immediate occupation
- Offers over £11,000 per annum (exclusive of VAT)



## 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. More specifically, the subjects are prominently situated on Canmore Street within a 5-minute walk to Dunfermline High Street. Canmore Street runs parallel to Abbey Park Place and Dunfermline High Street, thus benefiting from an excellent range of local amenities and transport links.

## DESCRIPTION

The subjects comprise an office suite held on the 2nd floor of a mid-terrace and three storey building of stone construction beneath a pitch and slate roof. Internally, it is arranged to provide bright and well-presented open plan space and includes

a large open plan area, reception/office, 2 private offices along with kitchen and toilets. The office is well served by modern IT and power provisions and also benefits from gas central heating.

## ACCOMMODATION

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

Areas / Floor etc	Sq M	Sq Ft
Total	111	1,195

## RENT

Offers over £11,000 per annum (Exclusive of VAT).

## RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £8,400. The property qualifies for 100% Business Rates Relief under the Small Business Bonus Scheme.

## LEGALS

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

To arrange a viewing please contact:



**Duncan Fraser**

Associate

duncan.fraser@g-s.co.uk

07769 377 431



**Murdo McAndrew**

Surveyor

murdo.mcandrew@g-s.co.uk

0131 240 5311

## 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.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2023