

# TO LET

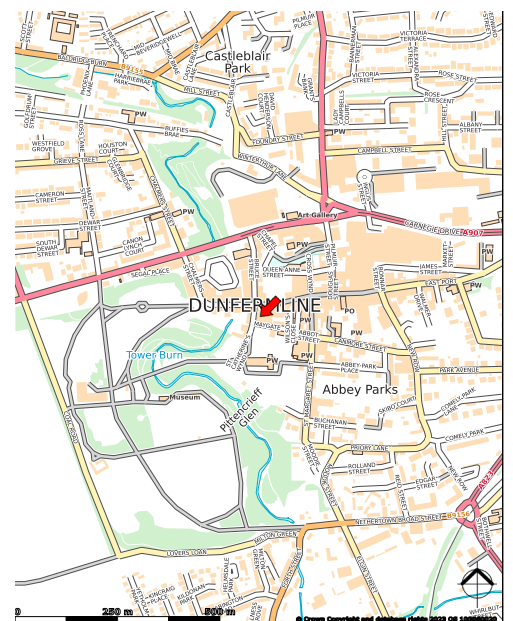
## RETAIL UNIT/ HAIR & BEAUTY SALON

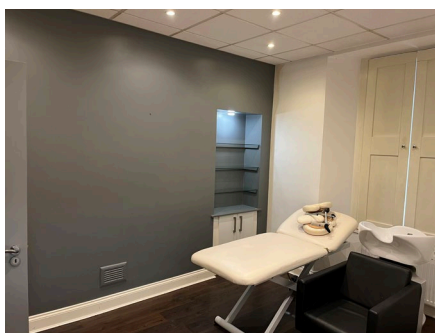
**GRAHAM  
SIBBALD**



### 8-12, Kirkgate, Dunfermline, KY12 7NB

- Brightly presented and fitted Hair Salon with Beauty Rooms
- Excellent City Centre Location in heart of Heritage Quarter
- Good provision of on street and Local Authority Car Parking in the vicinity
- Open plan layout salon with partitioned beauty rooms at 1st floor
- Extends to 100.15 sq.m (1,078 sq.ft)
- Near to High Street and City Amenity





## LOCATION

Dunfermline is one of Fife's principal centres of commerce and has recently been appointed Scotland's newest City. It has a resident population now in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000. The City occupies a key position within Fife, a few miles north of the Queensferry Crossing & Rail Bridges, and adjacent to the M90 Motorway.

The subjects are situated on the south east side of Kirkgate, near to its junction with Maygate, a popular and busy situation in the Heritage Quarter with the Dunfermline Abbey lying opposite. The area attracts large numbers of visitors, especially during the busy summer and tourist periods. The main High Street Shopping Area lies at the north of Kirkgate.

The Dunfermline Bus Station is a short 5 minute walk to the north with Dunfermline City Train Station approximately 10 minutes to the south.

## DESCRIPTION

The subjects comprises a mid terraced, 2 storey and attic building of stone construction set beneath a pitched roof clad in slate.

Internally, it is brightly and well presented across all areas with existing fixtures/fittings in place. The ground floor is arranged to provide an open plan salon with toilet and staff facilities with further accommodation on the 1st floor comprising 3 No. beauty rooms, tanning booth, toilet and a good provision of storage.

## ACCOMMODATION

The subjects extend to the following Net Internal Areas.

AREA / FLOOR	SQ.M	SQ.FT
Ground Floor Salon	48.79	525
1st Floor	51.36	553
Total	100.15	1,078

## RENTAL PRICE

Rental offers of £15,000 per annum, (£1,250 PCM) are invited.

## LEASE TERMS

The subjects are offered on a Full repairing and Insuring lease term for a period to be negotiated, incorporating rent reviews at appropriate intervals.

## RATEABLE VALUE

The Scottish Assessors Portal notes the subjects carry a Rateable Value of £11,700. The subjects may be liable for full relief under the Small Business Bonus Scheme (subject to personal criteria which should be confirmed with the Local Authority).

## EPC

A copy of the EPC is available upon request.

## LEGAL COSTS

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.

## VAT

For the avoidance of doubt all prices are exclusive of VAT unless otherwise stated and any prospective purchasers should satisfy themselves independently as to the incidence of VAT involved in this transaction.

## FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



**Duncan Fraser**

Associate

duncan.fraser@g-s.co.uk

07769 377 431

## 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.
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6. Date of Publication: May 2023