

**FOR SALE**  
INDUSTRIAL PREMISES AND YARD



Phoenix Lane  
Dunfermline  
KY12 9EB

- Industrial buildings/lock ups and office.
- Secure and enclosed site
- Rare Opportunity for Purchase
- Peripheral City location

## LOCATION

Dunfermline is one of Fife's principal commercial centres, with an expanding residential population which now exceeds 50,000 people.

The city lies in a prominent location within Fife, being easily accessible situated just a few miles north of the Queensferry Crossing and Forth Road and Rail Bridges and adjacent to the M90 motorway.

The subjects are situated on the north-eastern side of the city, within a small and local Industrial Estate on Phoenix lane. The property lies on its north western side.

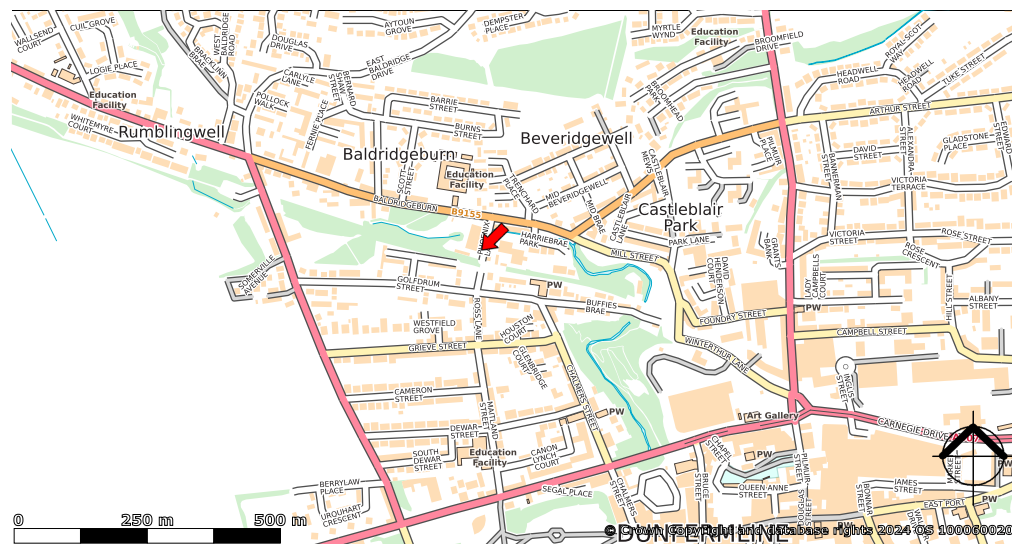
## DESCRIPTION

The subjects comprise an industrial site containing a variety of buildings set within a good sized yard.

There is the larger and main workshop building of brick and rendered construction set beneath a pitched cement fibre roof. Adjoining is a single storey brick/rendered office/support and reception building surmounted by a flat roof.

There is also a range of 7 domestic style lock up garages to the fore and bounding the southern side of the site which also adjoin a larger workshop building.

An area of secure yard storage lies to the rear of the site.



## ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Gross Internal Area basis.

AREA	SQ M	SQ FT
Workshop	294.24	3,168
Mezzanine	41.52	447
Office/Reception	81.24	874
Workshop	205.21	2,209
Lock-ups	111.37	1,199
<b>TOTAL</b>	<b>733.58</b>	<b>7,897</b>

## RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £18,700.

## SALE PRICE

P.O.A

## LEGAL COSTS + VAT

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

## EPC

EPC will be available upon request.

To arrange a viewing please contact:



**Duncan Fraser**

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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

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