

O.I.R.O £175,000

DM HALL
CHARTERED SURVEYORS



FOR SALE

19-23 High Street
Dunfermline, KY12 7DL

- Double fronted open plan ground and lower ground floor unit
- Prominent location in the centre of Dunfermline High Street
- Change of use from Retail may be possible to suit alternative use
- Net Internal Area 250.26 sq m (2,693 sq ft)
- Offers in the region of £175,000



BRYAN BEVERIDGE Quality Builders

LOCATION:

Dunfermline is one of Fife's principal commercial centres with a resident population now in excess of 50,000 people and a catchment area understood to lie in the region of 150,000. The town lies within a prominent location in Fife, a few miles north of the new Queensferry Crossing, Forth Road and Rail Bridges and adjacent to the M90 motorway.

The subjects are located on the lower section of the pedestrianised High Street precinct within Dunfermline's historic town centre. The subjects are excellently situated to take advantage of pedestrian traffic from the bus station and are close to the main Kingsgate Shopping Centre. There is adequate public car parking close by.

This is a busy city centre location in an area of mixed commercial use, including retail, office and licensed/leisure.

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

DESCRIPTION:

The Property offers the opportunity for a Retail, Service or Lifestyle Business to locate in the heart of the City. With a growing number of Service and Lifestyle businesses flourishing in Dunfermline this Property provides an excellent opportunity to purchase a very flexible space.

The property comprises a ground floor and lower ground retail unit, which forms part of a larger traditional stone building contained under a pitch and slate roof.

The unit benefits from a large double frontage and can be entered by way of a recessed entrance door, all providing good natural lighting to the unit. Currently there is ground floor and sales space with a small office to the rear of the basement.

Additionally there is further storage and w/c staff room facilities.

ACCOMMODATION:

We have calculated that the subjects extend to a net internal area as undernoted:

Ground Floor: 114.03 sq m (1,227 sq ft)
Lower ground floor: 136.23 sq.m(1,466 sq.ft)

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

RATEABLE VALUE:

Having regard to the Scottish Assessors Association website we note that the subjects are entered into the current Valuation Roll at a Rateable Value of:

£13,600

SALE PRICE:

Offers in the region of £175,000.

VAT:

All prices quoted are exclusive of VAT.

ENERGY PERFORMANCE:

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

LEGAL EXPENSE:

Each party will be responsible for their own respective legal costs incurred during the completion of this transaction.

ENTRY:

Upon completion of legal formalities

FURTHER INFORMATION:

Strictly by contacting the sole selling agents:

DM Hall LLP
27 Canmore Street
Dunfermline
KY12 7NU
Tel: 01383 604100

EMAIL: fifeagency@dmhall.co.uk

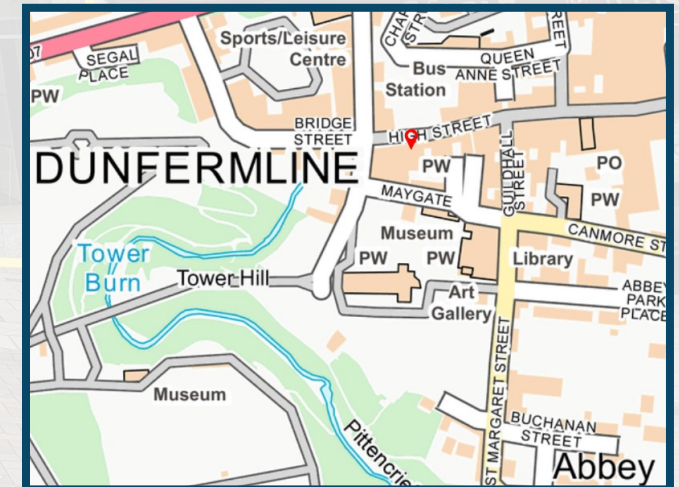
You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

VIEWING:

Strictly by arrangement with the selling agents.

Ref: ESA2742

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