

FOR SALE

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David Allison & Company
Chartered Surveyors



RETAIL INVESTMENT

42 CHALMERS STREET, DUNFERMLINE, KY12 8DH

- Attractive double windowed shop
- Prominent town centre location
- Net Internal Area: Ground Floor – **456 sq ft (42.37 sq m)**
Lower Ground Floor – **504 sq ft (56.13 sq m)**
- Very well fitted out by tenant for use as Skin & Laser Clinic
- Current rent - **£10,000** per annum
- Existing lease to 17 November 2024 – further extension recently agreed to 17th May 2026
- Offers in excess of **£80,000** are invited

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LOCATION

The subjects are situated on the east side of Chalmers Street to close to its junctions with Glen Bridge (A907), one of the main arterial roads out of Dunfermline town centre. The pedestrianised High Street is within short walking distance and the subjects benefit from having the Glen Bridge Public Car Park at the rear.

The street plan opposite shows the approximate location of the subjects, for information purposes only.

GENERAL DESCRIPTION

The subjects comprise an attractive double windowed shop contained on the ground and lower ground floors of a 2-storey and basement stone and slated building.

Internally the shop is well fitted out for its use as a Skin & Laser Clinic.

CURRENT LEASE/TENANT

The current lease is to Julia Hart Skin Clinic Limited and runs until 17th November 2024 at a rent of £10,000 per annum. A lease extension is in the course of being granted extending the lease to 16th May 2026 with a rent review due on 17th November 2024.

Julia Hart Skin Clinic Limited (SC435912) commenced trading in November 2012 and have been in occupation of the subjects since November 2016.

ACCOMMODATION & FLOOR AREA

The accommodation comprises a well fit out shop area with consulting room on the ground floor.

Further consulting rooms and toilets are located on the lower ground floor which also includes an external door to the rear of the building.

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately:-

Ground Floor	456 sq ft (42.37 sq m)
Lower Ground Floor	504 sq ft (56.13 sq m)

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of **£7,600**.

At this level of value any occupier may qualify for **100%** rates relief under the Small Business Bonus Relief Scheme – enquiries and application to the Local Authority.

PRICE

We are instructed to seek offers in excess of **£80,000** to purchase our client's outright ownership in the subjects with the benefit of the existing lease.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

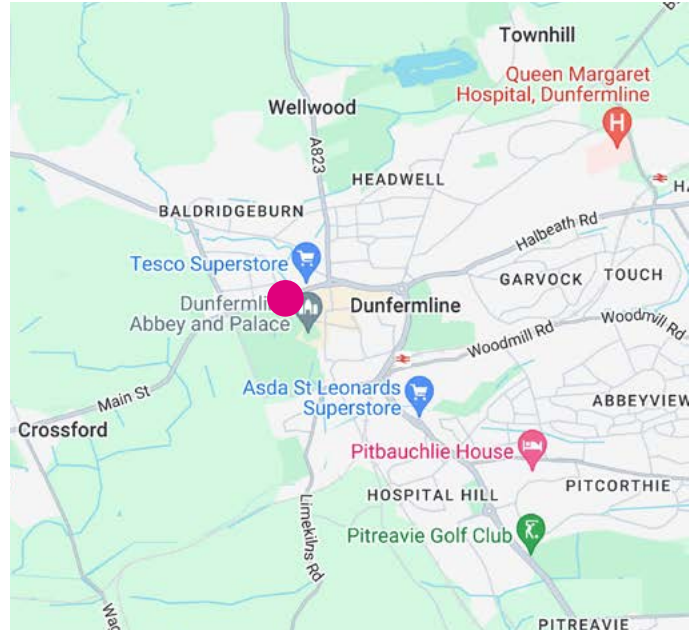
Regulated by RICS



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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EPC

The property has been assessed for energy performance and currently has a 'F' rating.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed and requested at the relevant time.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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