



**LARGE RETAIL UNIT  
(CAPABLE OF SUB-DIVISION)**

- > **PROMINENT LOCATION ON  
DUNFERMLINE HIGH STREET**
- > **RENTAL OFFERS OVER £40,000  
PER ANNUM**
- > **TOTAL NET FLOOR AREA  
1,231.96 SQ M (13,261 SQ FT)**
- > **INCENTIVES AVAILABLE**

**TO LET**

**63-71 HIGH STREET, DUNFERMLINE, KY12 7DL**

**CONTACT:**

Gavin Russell  
Ross Wilkie

[g.russell@shepherd.co.uk](mailto:g.russell@shepherd.co.uk)  
[Ross.Wilkie@colliers.com](mailto:Ross.Wilkie@colliers.com)

01383 722 337  
0141 226 1000



ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	576.92	6,210
Basement	532.51	5,732
First Floor	122.53	1,319
<b>TOTAL</b>	<b>1,231.96</b>	<b>13,261</b>

The above areas have been calculated from on-site measurements on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

Gross Frontage	18.14m	(59'6")
Shop Depth	31.98m	(104'11")



## LOCATION

Dunfermline is one of Fife's principal centres of commerce and 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 town occupies a key position within Fife a few miles north of the Forth Road & Rail bridges and adjacent to the M90 motorway.

The subjects are located in the pedestrianised precinct on Dunfermline High Street in a central location near the corner junction with Guildhall Street.

Surrounding occupiers include Weatherspoons, Poundstretcher, Primark and Sports Direct, with Dunfermline's Kingsgate Shopping Centre and Bus Station close by.

## DESCRIPTION

The subjects comprise a sizeable fitted retail store with sales accommodation on ground floor level with staff/ancillary accommodation at first floor and basement levels.

The ground floor is currently sub-divided however further sub-division may be possible to suit specific tenants requirements.

## EPC

The property has an EPC Rating of 'E'. A copy of the EPC Certificate/Report can be provided if required.

## TERMS

Our client is seeking to secure a term in excess of 5 years on a Full Repairing and Insuring basis.

## RENTAL

Our client is seeking rental offers in excess of £40,000 per annum (exc. VAT).

## RATING

We have been advised the premises have been entered into the Valuation Roll at a Rateable Value as follows;

Rateable Value: £87,000.

UBR 2021/2022: £0.503

Rates Payable £43,761 (2021-2022)

## MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

## VAT

All prices, premiums and rents quoted are exclusive of VAT, which may be applicable.

## LEGAL COSTS

Each party to bear their own legal costs in the connection with this transaction.



**For further information or viewing arrangements please contact the joint marketing agents:**

**Gavin Russell – J&E Shepherd**

**[g.russell@shepherd.co.uk](mailto:g.russell@shepherd.co.uk) - 8 Pitreavie Court, Dunfermline, KY11 8UU - Tel: 01383 722337**

**Ross Wilkie - Colliers**

**[Ross.Wilkie@colliers.com](mailto:Ross.Wilkie@colliers.com) - Level 6, 2 West Regent Street, Glasgow, G2 1RW - Tel: 0141 226 1000**

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.