

Culverwell

PROPERTY CONSULTANTS

FOR SALE

RETAIL PREMISES

11 HIGH STREET, DUNFERMLINE KY12 7DL

LOCATION

Dunfermline is a popular market town situated in southern Fife approximately 17 miles north of Edinburgh. The town benefits from a resident population of approximately 55,000 people and an estimated catchment of 140,000 people. The main shopping destinations within the town are the High Street and Kingsgate Shopping Centre.

The premises are situated in a prominent location at the west end of the High Street. Nearby occupiers include **Shelter, Cash Generator, Cancer Research, Cafe Alba, First Choice and Nobles.**

DESCRIPTION

The premises comprise a single windowed retail unit arranged over the ground and first floors of a stone built building under a pitched and slated roof.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	18 ft 0 ins	5.48 m
Net Frontage	15 ft 2 ins	4.62 m
Ground Floor	437 sqft	40.59 sqm
First Floor	420 sqft	39.06 sqm

RATING

We have been verbally advised by the local Assessor's Department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£13,600
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.426



PRICE

Offers in excess of £150,000 exclusive are invited for our client's heritable interest.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction with the purchaser being responsible for any Stamp Duty Land Tax and any VAT incurred on this transaction thereon.

ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: Callum Mortimer
Tel: 0131 226 6611
Email: callum@culverwell.co.uk

