

# FOR SALE/TO LET

## INDUSTRIAL WAREHOUSE/WORKSHOP

Unit 8 Elgin Street Industrial Estate, 15-17 Dickson Street,  
Dunfermline, Fife, KY12 7SL

Industrial warehouse/workshop

975.4 sq. m (10,500 sq. ft)

Offers in excess of £380,000, exclusive of VAT

Fully enclosed dedicated yard

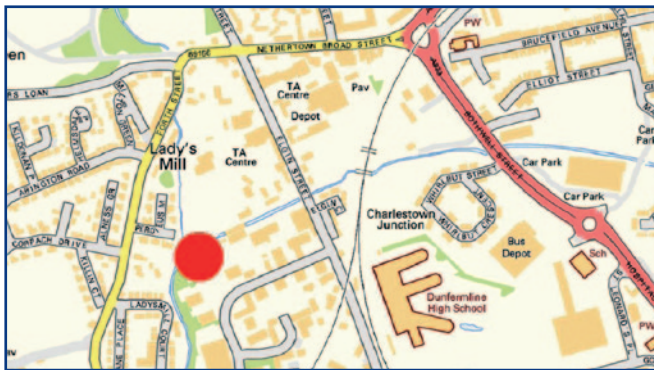
Now available with full ownership

**LOCATION:**

The subjects are situated on the southern periphery of Dunfermline town centre within the well-established Elgin Industrial Estate. The site is bounded to the north east by the Lyne Burn. Local occupiers include ATS Euromaster, QFI Roofline and Escocia Doors and Windows. The Industrial Estate is one of the most centrally located within the town and contains a range of modern stock which both lets and sells well whilst commanding good levels of value.

Dunfermline is one of Fife's principal commercial centres with a resident population now in excess of 50,000 persons and a catchment area understood to lie in the region of 150,000 people. The town has undergone a period of economic expansion over the last 20 years and has provided significant opportunities for both commercial and residential sectors. The industrial market has performed fairly well during the last few years having weathered the economic decline better than most sectors.

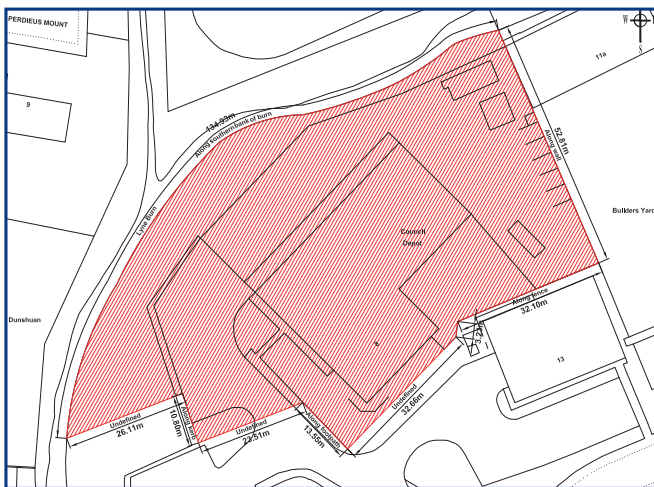
The location of the subjects is shown on the plan below:

**DESCRIPTION:**

The subjects comprise a workshop/warehouse facility of a single storey nature, partly clad in profile metal sheeting and partly of exposed brick. The subjects are contained under a pitched roof of profile metal sheeting. There is a good provision for yard and parking and some scope for expansion.

Unit 9 to the south of the property is also being sold by ourselves for the same client.

The site area is shown on the plan below.

**ACCOMMODATION:**

We would summarise the accommodation as undernoted:-

Storage:	800.24 sq. m (8,6155 sq. ft)
Office/Canteen/Toilets:	175.18 sq. m (1,885 sq. ft)
Mezzanine Storey:	175.18 sq. m (1,885 sq. ft)
Total Site:	0.54 hectares (1.33 acres)

**RATEABLE VALUE:**

Having regard to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) we note that the subjects are entered in the current Valuation Roll at a Rateable Value of £51,500.

**PRICE:**

Offers in excess of £380,000 are invited for the benefit of our clients heritable interest.

**RENT:**

Offers of £50,000 per annum are invited.

**VAT:**

All figures quoted are exclusive of any VAT which may be chargeable.

**VIEWING:**

Strictly by appointment with the sole Selling Agents.

**EPC:**

A copy of the EPC can be made available on request, however the rating is D.

**OFFERS:**

All offers should be submitted in strict Scottish legal form to this office.

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.

**DATE OF ENTRY:**

By agreement

**REFERENCE:**

ESA847

**DATE OF PUBLICATION:**

November 2018

**CONTACT:**

[fifeagency@dmhall.co.uk](mailto:fifeagency@dmhall.co.uk)

[Margaret.Mitchell@dmhall.co.uk](mailto:Margaret.Mitchell@dmhall.co.uk)

**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- All prices, premiums and rents quoted are exclusive of VAT.
- The information contained in 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 outside our control.
- These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.