# 40/50 Campbell Street



Retail/Redevelopment Opportunity



## DUNFERMLINE KY12 0QJ



- PROMINENT TOWN CENTRE LOCATION
- VARIOUS OPTIONS FOR RETAIL USE OR REDEVELOPMENT
- CAR PARKING AND YARD SPACE
- INCLUDES FLATTED DWELLINGHOUSE



# 40/50 Campbell Street **DUNFERMLINE**

#### LOCATION

The town of Dunfermline is one of Fife's principle centres of commerce and has a resident population in the region of 50,000 persons. The town lies approximately 5 miles north of the Forth Bridges and 15 miles north of Edinburgh. The town has excellent communication links including two Railway Stations on the Fife Circle line and direct access to the M90 Motorway where there is significant expansion going on with retail and leisure developments.

The subjects lie on the north side of Campbell Street in an area of mixed use activity.

A copy of the local OS Extract highlights the approximate location of the premises.

#### ACCOMMODATION

#### 40/48 Campbell Street, Dunfermline

2 storey end-terraced building having stone walls and a pitched and slated roof extends into a rear projection of similar construction. The floor area of the shop unit extends to 260 sq m [2,800 sq ft] or thereby and provides excellent open-plan retail space. In addition there is a first floor storage area.

#### 50 Campbell Street, Dunfermline

Single storey detached building erected in the 1970s having pre-fab concrete panel walls and a flat felt roof. The gross internal floor area extends to 155 sq m (1,665 sq ft) or thereby.

#### Workshop/Yard, 54 Campbell Street, Dunfermline

Single storey detached building having timber walls, large yard space available for parking/storage.

#### First Floor Flat, 50 Campbell Street, Dunfermline

The accommodation comprises; Living Room, 3 Bedrooms, Kitchen and Bathroom.

#### SERVICES

All mains services are laid on to the properties and drainage is we understand connected to the main sewer. Partial gas fired heating system.

All prospective purchasers/tenants should satisfy themselves independently as to the standard and serviceability of all systems.

#### RATING ASSESSMENT

In accordance with the Scottish Assessors Association the Rateable Values are: 6/F No. 48 £15,100 F/F No. 48 £1,650 No. 50 £8,500 Workshop £1,550

The current uniform Business Rate is 0.48p for the financial year 2015\2016. Water and sewage is levied separately.

For the Scottish Government leaflet please visit the website (www. scotland.gov.uk) and follow the appropriate links.

#### PRICE

Offers invited.

#### VAT

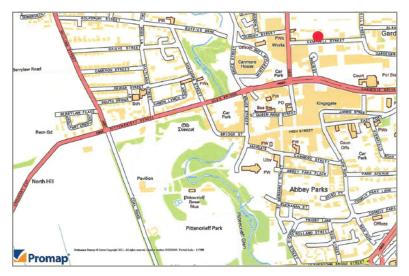
For the avoidance of doubt all prices quoted are exclusive of VAT. Prospective tenants/purchasers will require to satisfy themselves independently as to the incidence of VAT in respect of any transactions.

#### EPCs

Available on request

#### GENERAL REMARKS

The property and site offers the opportunity to acquire a Town Centre retail site which could be redeveloped to form various retail/residential units, alternatively the subjects could continue to be used on a retail basis.



## **FOR SALE**

### Retail/Redevelopment Opportunity





#### CONTACT:

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#### IMPORTANT NOTIC

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have chanced since they were taken.

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