

40/50 Campbell Street



**Graham
Sibbald**

Retail/Redevelopment Opportunity



DUNFERMLINE KY12 0QJ

FOR SALE

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



www.g-s.co.uk

the **complete** property service

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:

G/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:

Graham & Sibbald

16 Wemyssfield

Kirkcaldy

KY1 1XN

Tel: +44 (0)1592 266211

Aberdeen
01224 625 024
Ayr
01292 271 030
Dundee
01382 200 064
Edinburgh
0131 225 1559
Falkirk
01324 638 377
Glasgow
0141 332 1194
Hamilton
01698 422 500
Inverness
01463 236 977
Kilmarnock
01563 528 000
Kirkcaldy
01592 266 211
Paisley
0141 889 3251
Perth
01738 445 733
Stirling
01786 463 111
Weybridge
01932 260 726

IMPORTANT NOTICE

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 changed since they were taken.

2. Graham & Sibbald have no authority to give any representation other than these particulars in relation to this property.

Intending Purchasers/Tenants take the property as they find it.

3. Graham & Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.