

50 Campbell Street



Retail / Development Opportunity



DUNFERMLINE KY12 0QJ

**TO
LET**

- PROMINENT TOWN CENTRE LOCATION
- FLEXIBLE TERMS
- RENT NEGOTIABLE

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 opposite highlights the approximate location of the premises.

Description

The subjects comprise a 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.

Services

All mains services are laid on to the property and drainage we understand is connected to the main sewer.

Rateable Value

In accordance with the Scottish Assessors Association website www.ssa.gov.uk, the subjects are currently entered in the Valuation Roll with a Rateable Value of £8,500 per annum.

The current uniform Business Rate for 2018/19 is £0.48 pence. Water and sewage are levied separately. For the Scottish Government leaflet please visit the website (www.scotland.gov.uk) and follow the appropriate links.

Price

Flexible terms. Rent on application.

VAT

Unless otherwise stated all prices quoted are exclusive of VAT. Prospective tenants must satisfy themselves independently as to the incidence of VAT in respect of any transactions.

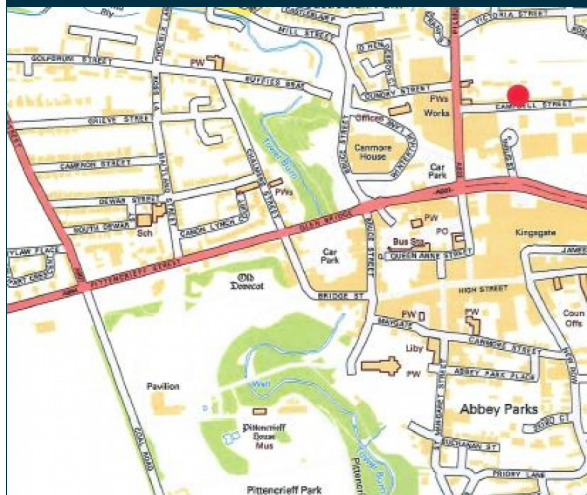
EPC Rating -available on request.

Cost

Each party will be responsible for their own legal costs incurred with the lease with the ingoing tenant being responsible for any stamp duty, tax and registration fees etc.

TO LET

Retail / Development Opportunity



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Colin Devine - Tel: 07803 896927

Email: Colin.Devine@g-s.co.uk



CONTACT

Graham + Sibbald
3 Whytescauseway
Kirkcaldy,
KY1 1XF
Tel: 01592 266211

Aberdeen

01224 625024

Ayr

01292 271030

Dundee

01382 200064

Edinburgh

0131 225 1559

Falkirk

01324 638377

Glasgow

0141 332 1194

Hamilton

01698 422500

Inverness

01463 236977

Kilmarnock

01563 528000

Kirkcaldy

01592 266211

Paisley

0141 889 3251

Perth

01738 445733

St Andrews

01334 476 210

Stirling

01786 463111

Weybridge

07831 353 572

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.

Published: 2 July 2018