



# TO LET

## OFFICE

30 Guildhall Street, Dunfermline, KY12 7NS

Town centre location

First Floor Office

Net Internal Area 49.30 sq. m (530 sq ft)

Immediate entry available

Offers in the region of £6,500 per annum, exclusive, are invited



[dmhall.co.uk](http://dmhall.co.uk)

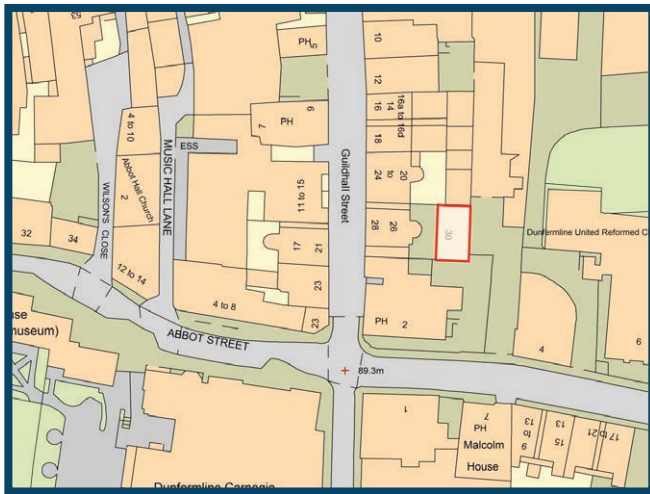
**Commercial Department**  
27 Canmore St, Dunfermline KY12 7NU  
01383 604100

**LOCATION:**

Dunfermline is one of Fife's principal centres of commerce with an expanding residential population which exceeds 50,000 and a catchment area estimated to be in the region of 150,000 people. The town occupies a key location within Fife, a few miles north of the new Queensferry Crossing, the Forth Road and Rail Bridges, and adjacent to the M90 motorway. Dunfermline has shown good levels of expansion over the last 10 years and the town centre has also benefited from the extension of the Kingsgate Shopping Centre and the opening of a Tesco Superstore.

The subjects are situated on the eastern side of Guildhall Street a short distance north from its junction with Abbot Street and Canmore Street. Guildhall Street lies within the heart of Dunfermlines town centre and is ideally located being in near proximity to the High Street where all usual town centre amenities and facilities can be found.

Guildhall Street is a good secondary location comprising a range of commercial property including retail, office and licensed/leisure type subjects with a number of residential properties typically held on upper floors.

**DESCRIPTION:**

The office is situated in a courtyard setting accessed from Guildhall Street and comprises an office suite contained on part of the ground floor and the first floor of a two storey building of traditional stone and slate construction set beneath a pitched and slated roof.

Internally, the property provides a good sized and affordable open plan office space with ancillary accommodation. It is brightly and well presented benefiting from good levels of natural lighting provided by way of a number of UPVC sealed windows units with a tea prep area and a staff toilet.

**ASSESSMENT:**

Having regard to the Scottish Assessors Association Website we note that the subjects are entered in the current valuation roll at a rateable value £4,450

The property may qualify for 100% Rates exception under the Small Business Bonus Rates Relief Scheme. Further information is available from the Scottish Government website <https://www.mygov.scot/business-rates-relief/small-business-bonus-scheme/>.

**ACCOMMODATION:**

We calculate that the subjects extend to a net internal area of approximately 49.29 sq m (530 sq ft).

The above mentioned size has been calculated for agency purposes only and should be used for no other purpose.

The accommodation is summarised as follows:

Ground Floor: Entrance Vestibule and Internal Stair

First Floor: Office, Tea Prep Area and Toilets

**VIEWING:**

Strictly by arrangement with the sole selling agents.

**RENTAL:**

Rental offers in the region of £6,500 per annum, exclusive, are invited.

**VAT:**

All prices quoted are exclusive of VAT which maybe chargeable.

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

**OFFERS:**

All offers should be submitted in strict Scottish Legal Form to the Fife Office.

**FURTHER INFORMATION:**

All offers should be submitted in strict Scottish Legal form to the following offices:

DM Hall LLP,  
27 Canmore Street,  
Dunfermline,  
Fife,  
KY12 7NU

Tel: 01383 604100

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

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.

Ref: ESA1992

Date of publication: October 2019

**IMPORTANT NOTE**

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

- (i) 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.
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