

To Let

Retail Premises - Sub-division possible

63-71 High Street, Dunfermline, KY12 7DL

Location

Dunfermline is situated approximately 15 miles north of Edinburgh and is the largest town in Fife and tenth largest in Scotland, with a population of approximately 50,000.

The premises are located on the south western side of the pedestrianised High Street between the junctions of Guildhall Street and Kirkgate. Nearby retailers include Pound-stretcher, Trespass, Sports Direct, Santander, Clarks, Betfred and Greggs.

Description

The premises benefit from a large glazed frontage to the High Street and are arranged over ground, basement and first floor.

Accommodation

The main dimensions and net internal areas are as follows:

Gross Frontage	59 ft 6 in	18.14 m
Ground Floor Sales	5,912 sq ft	549.2 sq m
Basement	5,722 sq ft	531.6 sq m
First Floor	1,413 sq ft	131.3 sq m
Total	13,047 sq ft	1,212.1 sq m

The premises are capable of sub-division and details are available upon request.

Rating

The premises are entered into the 2017 Valuation Roll as follows:

Rateable Value	£87,000
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.492

Planning

The property currently benefits from Class 1 (Retail) Consent under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Rent

Offers in the region of £50,000 exclusive of VAT are invited.

Lease Terms

The premises are available on a new FRI lease for a negotiable period of time subject to 5 yearly upward only rent reviews.



Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Entry

By agreement.

Energy Performance Certificate

EPC Rating = E

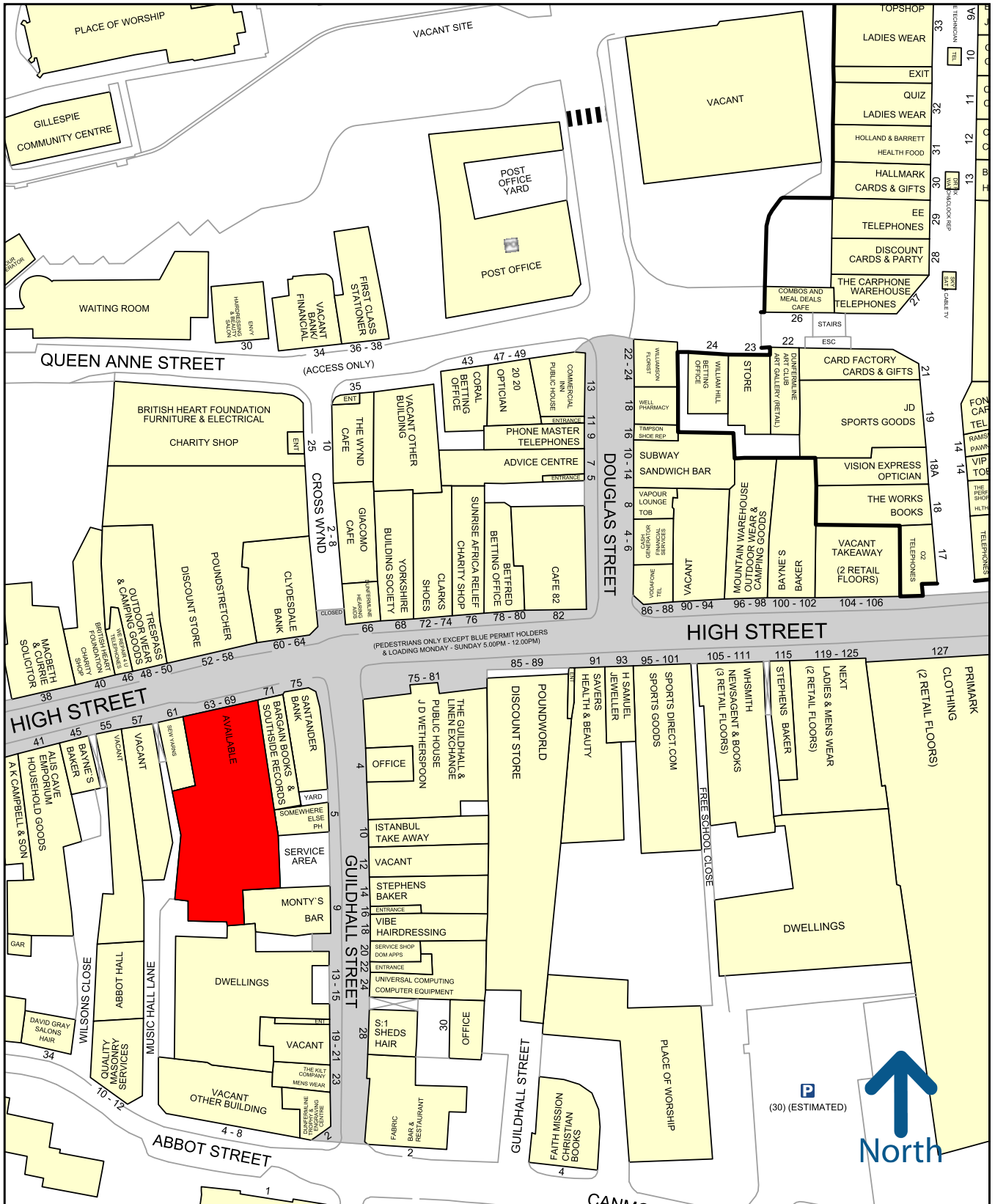
A copy of the EPC and Recommendation Report can be provided on request.

Viewing and Further Information

Strictly by appointment through the joint letting agents:

James Godfrey
james@culverwell.co.uk
0131 243 9603

or via our joint agent Colliers:
Ross.wilkie@colliers.com
0141 226 1075



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