

TO LET/FOR SALE
Licensed Restaurant Opportunity



29-31 Carnegie Drive,
Dunfermline, KY12 7AN

Find out more at www.g-s.co.uk

- **Dunfermline City Centre Licensed Restaurant**
- **Prime location on a busy arterial route**
- **Gross Internal Area — 714.18 sq m (7,687 sq ft)**
- **Rent – £35,000 per annum, Exclusive of VAT**
- **Offers invited in excess of £375,000 for the outright heritable interest**



LOCATION

Dunfermline has a resident population of circa 50,000 and is considered one of the main commercial centres within the Fife region.

Edinburgh lies approximately 17 miles to the south via the Queensferry Crossing and M90 with Perth lying approximately 30 miles and Dundee approximately 50 miles to the north, again via the M90 motorway.

Dunfermline received city status in 2022 and has been subject to quite substantial and increased expansion over the last two decades with the Dunfermline Eastern Expansion being a key project providing substantial amounts of housing, leisure and retail developments.

More specifically, the unit is located on the south side of Carnegie Drive, a principal arterial route through the city centre. It is recognised restaurant location, in an area comprising a number of other complimenting commercial uses with both national and local operators including Tesco, other local restaurants and businesses. Carnegie Drive lies in close proximity to the Kingsgate shopping centre, Dunfermline Bus Station and the recently completed neighbouring Linen Quarter Development which comprises 157 newly restored/completed apartments and therefore benefits from high levels of footfall in addition to the passing traffic.

DESCRIPTION

The subjects comprise a large and well presented Restaurant/licensed premises and residential flat contained within a larger mid terrace 2 storey and attic building of stone construction surmounted by a pitched and slate clad roof.

Internally, it is well presented and offers generous accommodation over all floors. There is also a residential flat located in the attic floor.

The subjects are considered suitable for a continuation of the existing use or alternative uses subject to obtaining the necessary statutory consents.



ACCOMMODATION SUMMARY

Public Areas

- Entrance Vestibule
- Lounge/Bar Area
- Large open plan Dining areas
- Further Dining Area
- Ladies, Gents & Accessible WCs (ground floor)

Service Areas

- Dishwash/ Prep Area
- Large Commercial Kitchen
- Staff Room with Staff WC
- Ancillary Stores
- Upper floor open plan accommodation.

TRADE

The restaurant has been tenanted and therefore we have no recent trading information. The subjects are being offered with the benefit of Vacant Possession.

LICENCE

The premises benefit from a Premises Licence under the Licensing (Scotland) Act 2005.

SERVICES

Mains drainage, gas, electricity and water are all connected to the property. The property also has the benefit of an alarm system and CCTV.

ENERGY PERFORMANCE CERTIFICATE

EPC can be made available upon request.

RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £27,300.

TENURE

Leasehold or Heritable Interest (equivalent of English Freehold) with vacant possession.

LEASE TERMS

A new full repairing and insuring lease is offered to the market seeking a rental of £35,000 per annum. The terms of the lease are open to negotiation. The lease will have a regular Rent Review provision and rent deposit as security.

Any new tenant(s) must be demonstrably capable of fulfilling their obligations under the lease agreement and references will be requested without exception.

SALE PRICE

Offers in excess of £375,000 are invited for the outright heritable interest.



EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase agreements.

FINANCE/ BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agent at the address below:

Graham + Sibbald, The Hive, Dalgety House, Viewfield Terrace, Dunfermline, KY12 7HY



To arrange a viewing please contact:



DUNCAN FRASER
Director

duncan.fraser@g-s.co.uk
07769 377 431



LINDA FORD
Property Agent

linda.ford@g-s.co.uk
07810 417 738



KATIE TAIT
Hotel + Leisure Agent

katie.tait@g-s.co.uk
07500 423 941

IMPORTANT NOTICE

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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

