



29 Canmore Street, Ling House, Dunfermline, KY12 7NU



- **Established location close to the city centre and with excellent road connections**
- **Ground and first floor offices available**
- **Parking available**
- **Surrounding occupiers include DM Hall Chartered Surveyors, Grant Stewart Solicitor & Estate Agents and P J Molloy's public house.**

VIEWING & FURTHER INFORMATION:

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LOCATION

Dunfermline is one of Fife's principal centres of commerce and has a resident population now in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000. The town occupies a key position within Fife, a few miles north of the Forth Road & Rail Bridges, and adjacent to the M90 Motorway.

The subjects are situated on the south side of Canmore Street within Dunfermline city centre. Canmore Street and the adjacent Abbey Park Place are within an area which is characterised by properties of a similar nature to the subjects and is popular with professional services firms and other traditional office occupiers. Canmore Street runs perpendicular to High Street to the north which is Dunfermline's principal commercial thoroughfare. Nearby occupiers include DM Hall Chartered Surveyors, Grant Stewart Solicitor & Estate Agents and P J Molloys public house.

DESCRIPTION

The property comprises a detached stone built villa extending over three storeys and incorporating a side annexe over two storeys which is converted for office use. The building is of traditional stone construction surmounted by single pitched and hipped roofs and is constructed over two storeys plus basement to the front (Canmore Street) and three storeys to the rear. There is basement cellarge to the front of the building and the lower ground floor office accommodation is separately accessed from the rear. Cast iron rainwater goods were noted to be of a cast iron nature.

AREAS

The premises have been measured on a Net Internal Area basis as follows:

Floor	Accommodation	Area (sq m)	Area (sq ft)
Ground	Offices, Vestibule, Hallway & Toilets	107.11	1,153
First	Offices, Toilets & Landing	89.93	968
Total		197.04	2,121

PRICE

Our client is seeking a rental of £21,000 per annum exclusive.

RATING

The subjects are entered in the current Valuation Roll at a Rateable Value of £23,700.

ENERGY PERFORMANCE CERTIFICATE

EPC rating "G".

VAT

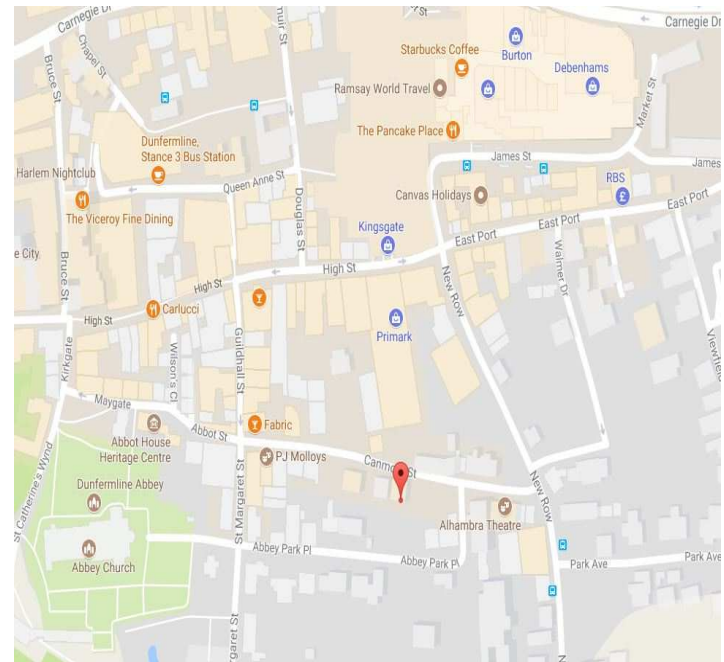
All prices, premiums and rents quoted are exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the connection with this transaction

VIEWINGS

By Appointment Only, with Bilal Ashraf.



VIEWING

For further information or viewing arrangements please contact the sole agents:

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