



- Modern commercial units
- **Completion quarter 4 2019**
- **4 units remaining – One unit pre let**
- Located in an established retail/residential area
- Units from 128.5 sq m (1,383sq ft) to 690 sq m (7,426 sq ft)
- Price on application
- Suitable for a variety of uses
- External seating and amenities available
- Close to Dunfermline City Centre

TO LET - COMMERCIAL UNITS

The Linen Quarter, Winterthur Lane, Dunfermline KY12 7AJ

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. Dunfermline also lies on the Fife Circle rail network, which connects all of Fife’s principal towns with Edinburgh to the south

The subjects are situated on the North side of the Winterthur Lance within in close proximity to Dunfermline City Centre. The immediate vicinity of the subjects comprises principally a mix us of residential and commercial uses. Nearby occupiers, include Tesco, Fire Station Creative and Carnegie Leisure Centre.

DESCRIPTION

The commercial units will be of an open plan nature with access from Winterthur Lane. The flooring throughout the units will be of screed, walls will be unpainted block, and the properties will benefit from a district heating system. External seating is available to the front of the units.

AREAS

The property provides the following accommodation and approximate floor areas:

COMMERCIAL UNITS	ACCOMMODATION	AREA (SQ M)	AREA (SQ FT)
2A	Retail/offices	190 sq m	2,044 sq ft
2B	Retail/offices	218 sq m	2,346 sq ft
2C	Retail/offices	153.5 sq m	1,652 sq ft
2D - PRE LET	Retail	128.5 sq m	1,383 sq ft
Engine House	Retail/offices	103.5 sq m	1,113 sq ft
Total		793.5 sq m	8,540 sq ft

PRICE

Price on application.

RATING

The subjects will be assessed on completion.

ENERGY PERFORMANCE CERTIFICATE

The subjects will be assessed on completion.

VAT

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

LEASE TERMS

Full repairing and insuring lease.

LEGAL COSTS

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

MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VIEWINGS

By Appointment Only, with either,
Bilal Ashraf - b.ashraf@shepherd.co.uk
Paul Carr - p.carr@shepherd.co.uk

The Signature Building, 8 Pitreavie Court,
Dunfermline, KY11 8UU
Tel: 01383 722 337

