

**REDUCED  
PRICE**



# FOR SALE/TO LET

## INDUSTRIAL WAREHOUSE/WORKSHOP

Unit 8 Elgin Street Industrial Estate, 15-17 Dickson Street,  
Dunfermline, Fife, KY12 7SL

Industrial warehouse/workshop

975.4 sq. m (10,500 sq. ft)

Offers in excess of £380,000, exclusive of VAT

Fully enclosed dedicated yard

Now available with full ownership

**LOCATION:**

The subjects are situated on the southern periphery of Dunfermline town centre within the well-established Elgin Industrial Estate. The site is bounded to the north east by the Lyne Burn. Local occupiers include ATS Euromaster, QFI Roofline and Escocia Doors and Windows. The Industrial Estate is one of the most centrally located within the town and contains a range of modern stock which both lets and sells well whilst commanding good levels of value.

Dunfermline is one of Fife's principal commercial centres with a resident population now in excess of 50,000 persons and a catchment area understood to lie in the region of 150,000 people. The town has undergone a period of economic expansion over the last 20 years and has provided significant opportunities for both commercial and residential sectors. The industrial market has performed fairly well during the last few years having weathered the economic decline better than most sectors.

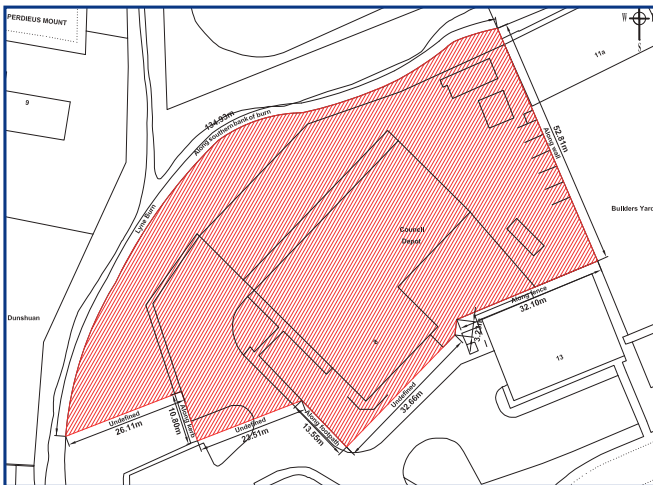
The location of the subjects is shown on the plan below:

**DESCRIPTION:**

The subjects comprise a workshop/warehouse facility of a single storey nature, partly clad in profile metal sheeting and partly of exposed brick. The subjects are contained under a pitched roof of profile metal sheeting. There is a good provision for yard and parking and some scope for expansion.

Unit 9 to the south of the property is also being sold by ourselves for the same client.

The site area is shown on the plan below.

**ACCOMMODATION:**

We would summarise the accommodation as undernoted:-

Storage:	800.24 sq. m (8,615 sq. ft)
Office/Canteen/Toilets:	175.18 sq. m (1,885 sq. ft)
Mezzanine Storey:	175.18 sq. m (1,885 sq. ft)
Total Site:	0.54 hectares (1.33 acres)

**RATEABLE VALUE:**

Having regard to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) we note that the subjects are entered in the current Valuation Roll at a Rateable Value of £51,500.

**PRICE:**

Offers in excess of £380,000 are invited for the benefit of our clients heritable interest.

**RENT:**

Offers of £50,000 per annum are invited.

**VAT:**

All figures quoted are exclusive of any VAT which may be chargeable.

**VIEWING:**

Strictly by appointment with the sole Selling Agents.

**EPC:**

A copy of the EPC can be made available on request, however the rating is D.

**OFFERS:**

All offers should be submitted in strict Scottish legal form to this office.

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

**REFERENCE:**

ESA847

**DATE OF PUBLICATION:**

November 2018

**CONTACT:**

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