

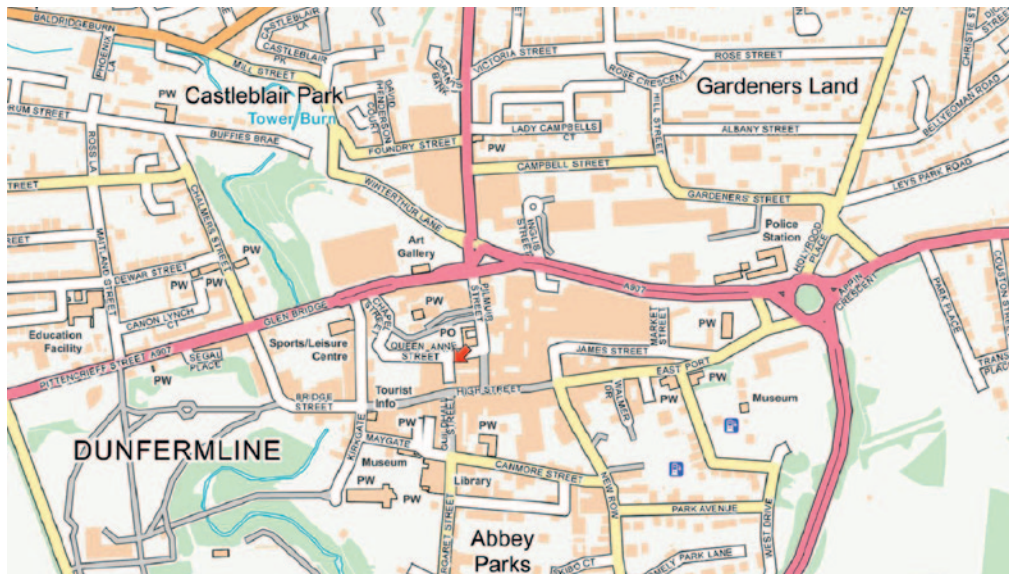
TO LET

RETAIL/OFFICE ACCOMMODATION



35-39 Queen Anne Street, Dunfermline,
KY12 7BA

- Recently Refurbished Retail & Office Accommodation
- Excellent Transport Links
- City Centre Location
- Prominent Corner Location



LOCATION

The subject property is located within the city of Dunfermline which is situated just 15 miles north of Scotland's capital, Edinburgh. More precisely the property is situated on the south side of Queen Anne Street within the heart of the historic town of Dunfermline, located just off the pedestrian precinct.

Queen Anne Street runs adjacent to Dunfermline's High Street with surrounding occupiers including Coral, Dunfermline Bus Station, Twenty-Twenty Vision and Envy Hair & Beauty.

DESCRIPTION

The property comprises of a three storey building of stone and brick construction held under a pitched and slated roof. The ground floor comprises two retail units with large glass frontages looking directly onto Queen Anne Street whilst the first and second floor comprise of self-contained office accommodation which is accessed via a separate door.

ACCOMMODATION

We have calculated the net internal area of the subjects extend to approximately;

Retail Unit 1: 55.24 Sq M / 595 Sq Ft
Retail Unit 2: 92.04 Sq M / 991 Sq Ft
First Floor Office: 51.72 Sq M / 557 Sq Ft
Second Floor Office: 50.37 Sq M / 542 Sq Ft

RENTAL

Retail Unit 1: Offers over **£12,000** per annum
Retail Unit 2: Offers over **£18,000** per annum
First Floor Office: Offers over **£5,500** per annum
Second Floor Office: Offers over **£5,500** per annum

RATEABLE VALUE

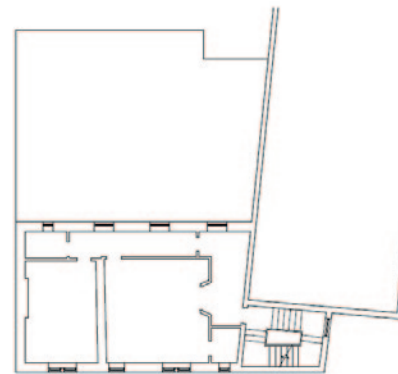
The various units will need to be re-assessed upon occupation.

LEGAL COSTS

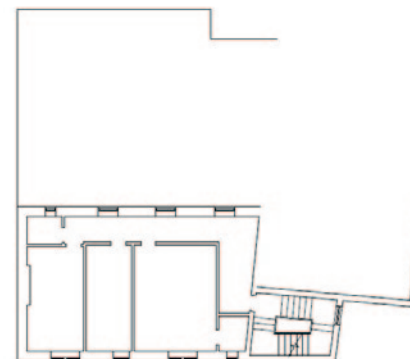
Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings Transactions Tax and registration dues incurred in this transaction.

EPC

Available upon request



First Floor Plan as Existing



Second Floor Plan as Existing

To arrange a viewing contact:



Chris King

Surveyor

chris.king@g-s.co.uk

0131 225 1559



Joe Helps

Surveyor

joe.helps@g-s.co.uk

0131 240 5291

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: September 2018