

REDUCED RENT - £10,000 PER ANNUM

**VIDEO
TOUR**
»»

COMMERCIAL UNIT IN CENTRAL DUNFERMLINE

- > EXCELLENT PROMINENT CENTRAL LOCATION OPPOSITE KINGSGATE SHOPPING CENTRE & CAR PARK
- > PREVIOUSLY USED AS HAIRDRESSERS HOWEVER WOULD SUIT VARIOUS USES SUCH AS RETAIL, CAFÉ OR TAKEAWAY USE (SUBJECT TO LOCAL AUTHORITY CONSENT)
- > RENT - £10,000 PER ANNUM (EXC VAT).
- > 77.85 SQ.M (838 SQ.FT)
- > 100% SMALL BUSINESS RATES RELIEF



TO LET

19A JAMES STREET, DUNFERMLINE, KY12 7QE

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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.

Dunfermline occupies a key position within Fife a few miles north of the Forth Road & Rail bridges and adjacent to the M90 motorway. Dunfermline was recently granted city status as part of the late Queens platinum jubilee.

The subjects are located on the south side of James Street. The Kingsgate Shopping Centre and public carpark is located opposite. The main bus stop is located within this section of James Street and as such it enjoys a healthy level of footfall.

DESCRIPTION

The subjects comprise a recently refurbished retail unit arranged over ground and basement floors.

The subjects benefit from a large window frontage onto James Street with access via a single pedestrian door.

Internally the subjects are currently arranged as open plan commercial space with additional staff area and storage to the rear, accessed via an internal stair.

The space is fully flexible with an impressive full height vaulted ceiling with decorative LED lighting and enjoys excellent levels of natural light via several windowed roof lights.

The basement level comprises a newly fitted staff kitchen and storage area. There is a separate staff toilet adjacent.

RENTAL

Asking rent of £10,000 per annum for a negotiable term of years.

RATING

Rateable Value - £8,800.

The rates multiplier is 48.9p for 2023/2024.

The subjects qualify for 100% Small Business Relief subject to eligibility. Please call for details.

VAT

All prices, premiums and rents quoted are exclusive of VAT. VAT is not currently charged on the annual rent.

LEGAL COSTS

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

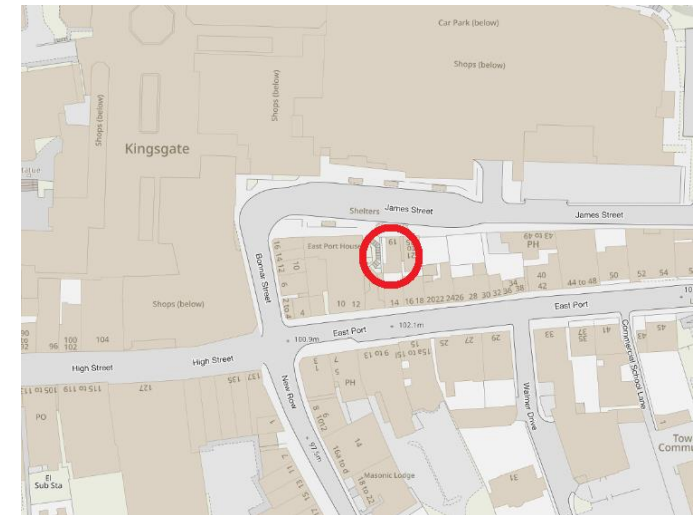
MONEY LAUNDERING

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, residence and proof of funds for the purchase, before the transaction can proceed.

19A JAMES STREET, DUNFERMLINE

ACCOMMODATION	SQ M	SQ FT
Ground Floor	58.09	625
Basement	19.76	213
TOTAL	77.85	838

The above areas have been calculated from on-site measurements on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



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

Shepherd Chartered Surveyors - 8 Pitreavie Court, Dunfermline, KY11 8UU, 01383 722337

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