

TO LET

RETAIL UNIT

Part of a popular
neighbourhood
development with Co-Op
Local Supermarket
adjacent

Suitable for a variety of
class 1A uses

90.20 Sq.M (971 Sq.Ft.)

Sub-Lease / Assignment
at £17,000 per annum



WHAT 3 WORDS

**UNIT 2 ROBERTSON ROAD, 4 ALDERSTON DRIVE,
DUNFERMLINE, KY12 0XU**

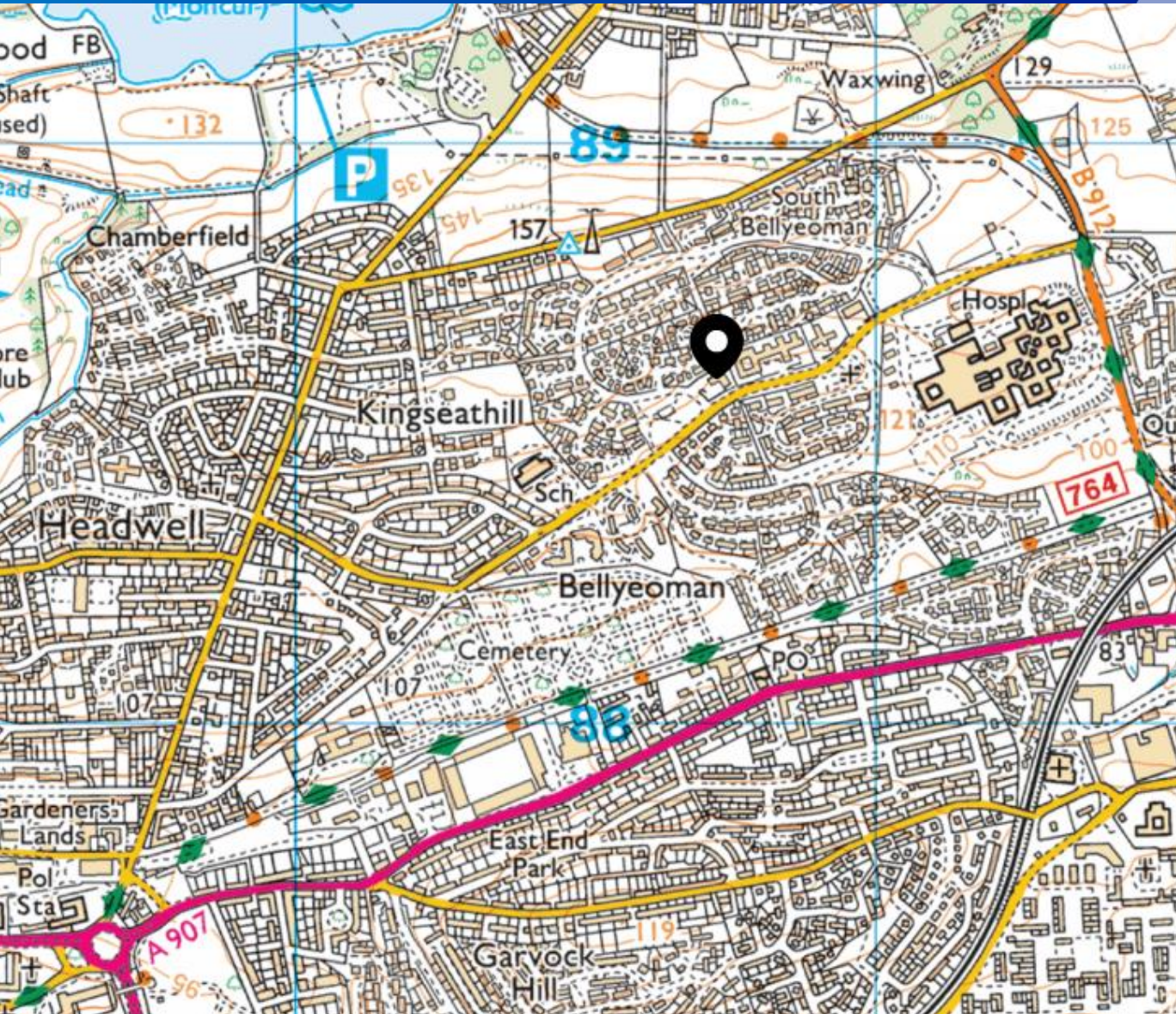
CONTACT: Gavin Russell | g.russell@shepherd.co.uk | 01383 722337 | shepherd.co.uk





Location

UNIT 2 ROBERTSON ROAD, DUNFERMLINE



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 city occupies a key position within Fife, a few miles north of the Forth Road & Rail Bridges, and adjacent to the M90 motorway.

Dunfermline has experienced significant levels of economic expansion over the course of the last 20 years with the most significant project being the development of the Dunfermline Eastern Expansion Zone which provides a mixture of residential, leisure and business uses.

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

The subjects are located on the north side of Robertson Road, on Alderston Drive within the Bellyeoman area of Dunfermline approximately 1.5 miles northeast of the city centre.

The subjects form part of a busy neighbourhood centre with a Co-Op Local Supermarket and a Pharmacy adjacent operated by Lindsay and Gilmour.

The surrounding area comprises a mix of residential properties along with a care home, local medical centre and private nursery.

Queen Margaret Hospital, one of the largest in the region, is located a short distance to the east off Robertson Road.

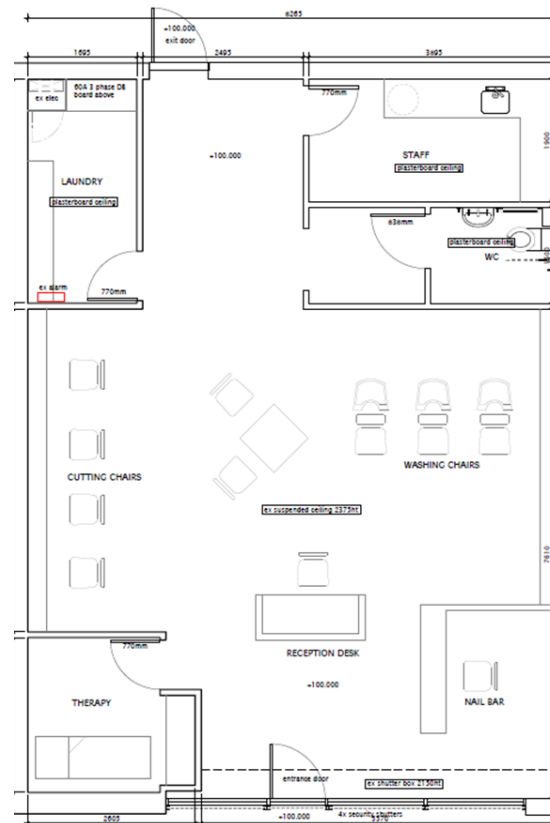


FIND ON GOOGLE MAPS



Description

UNIT 2 ROBERTSON ROAD, DUNFERMLINE



DESCRIPTION

The subjects comprise a semi-modern retail unit forming part of a neighbourhood parade with communal parking adjacent.

The building is brick/block built externally harled with a pitched tiled roof over.

The frontage is modern PVC double glazed design with a single entrance doorway. The frontage is protected via manual steel roller shutters.

Internally the subjects are currently fit out as a hair and beauty salon with various shower and cutting stations along with a reception desk, private consultation/therapy room and storage/laundry room.

Walls are plasterboard lined and painted, the floor is tile covered with the ceiling incorporating suspended tiles within the main salon area.

To the rear there is a staff kitchen and a single disabled access toilet facility.

	m ²	ft ²
Retail Area	90.20	971

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Lease Terms

The subjects are currently held on a full repairing and insuring lease until 5th September 2044 at a current passing rent of £17,000 per annum (exc VAT).

Our clients are seeking to assign or sub-let the property as a whole.

Further details available upon request.

Planning

The subjects are suitable for any class 1A use.

Interested parties should make their own enquiries to the local planning authority to satisfy themselves with regards their proposed use.

Rateable Value

£16,700.

The annual rates multiplier is 49.8p for the financial year 2024/2025.

Energy Performance Certificate

Awaiting confirmation.

VAT

The subjects are elected for VAT purposes and hence VAT is charged on the annual rent.

Legal Costs

Each party shall be responsible for their own legal costs with the incoming sub-tenant/assignee being responsible for any LBTT, registration dues and VAT thereon



Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

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