

DM HALL

For Sale

Retail Investment

31-33 Bridge Street
Dunfermline
Fife
KY12 8AQ



247.24 SQ M
2662 SQ FT

Property Details

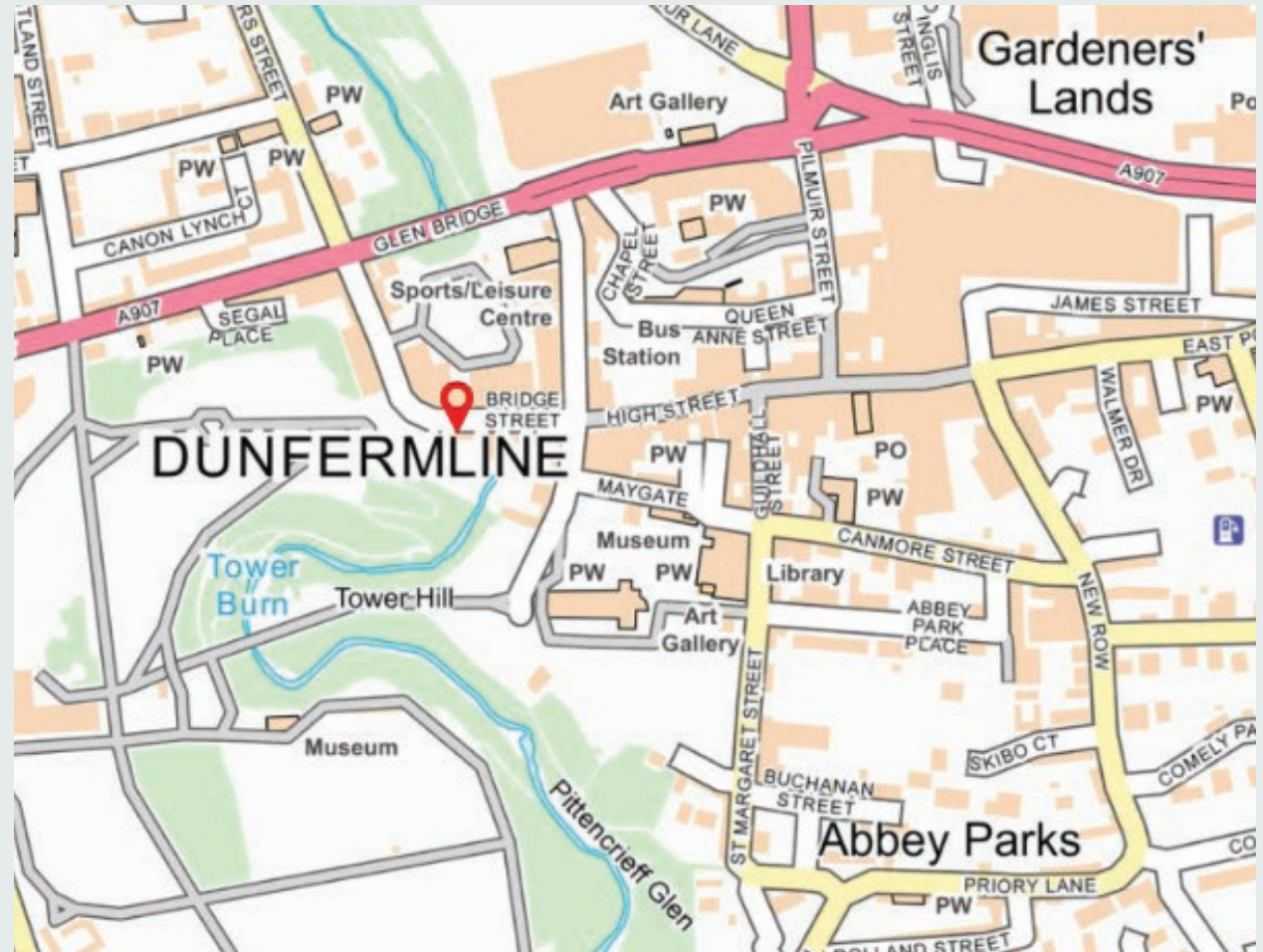
- Busy retail business in prominent Dunfermline City location
- Investment opportunity with 15-year tenancy agreement until October 2032
- Opportunity to acquire a long-established retail store
- Current passing rent of £16,000 per annum
- Offers in the region of £200,000 are invited

LOCATION:

Dunfermline is one of Fife's principal centres of commerce, with a population of 55,000 and a catchment area exceeding 150,000 people. The city occupies a key location within Fife, situated several miles north of the Queensferry Crossing, the Forth Road and Rail Bridges and adjacent to the M90 motorway.

The property is located on the south side of Bridge Street in the heart of Dunfermline city centre. Bridge Street is a continuation of High Street. The property occupies a prominent position, benefiting from a high volume of passing vehicular and pedestrian traffic.

The approximate location of the subjects can be seen on the plan below.



Property Details

DESCRIPTION:

The property is arranged over ground, first, basement and attic floors and is currently tenanted by a carpet retailer. Internally, the property provides open plan retail accommodation on the ground floor, with further retail or office space on the first floor and attic level. There is also a basement for storage.

The property is bright and benefits from a traditional retail frontage.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	A	77.11	830
Ground	B	29.19	314
First	1F	54.15	583
Attic	Attic	26.17	282
Basement		60.62	653
TOTAL		247.24	2662

LEASE TERMS:

The property is currently let to Almor Carpets on a 15-year FRI lease at a passing rent of £16,000 per annum. The lease agreement is until October 2032 with a Rent Review due in October 2027.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £15,500 per annum.

SALE TERMS:

Offers in the region of £200,000 are invited.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents.

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

Lois Paterson

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DM Hall Agency Department

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01383 604 100

DM HALL



Regulated by
RICS

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