

DM HALL

For Sale

**CLASS 1A
PREMISES**

**2 Abbot Street and
23 Guildhall Street
Dunfermline
KY12 7NR**



**39 SQ M
420 SQ FT**

Property Details

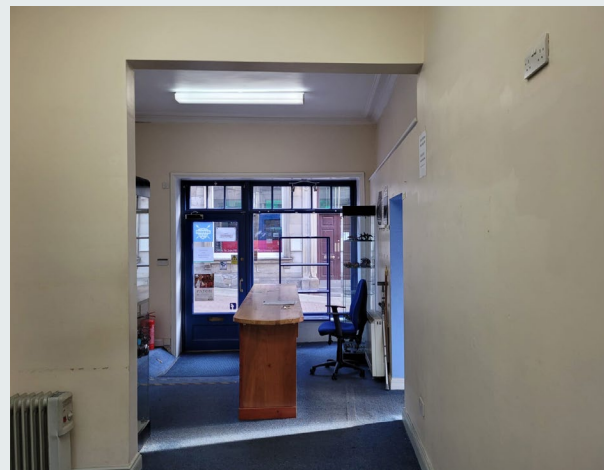
- Retail shop in Dunfermline City centre
- Corner unit with double frontage across both Guildhall Street and Abbot Street
- Qualifies for 100% rates relief

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 corner of Guildhall Street and Abbott Street. It benefits from a double frontage across both streets. These sit just off the pedestrianised High Street in a strong trading position within Dunfermline's city centre. Surrounding properties are of a mixed use, including a number of other commercial subjects such as Sheds hairdressing, The Kilt Company and Touch of Poland. Some residential properties held on upper floors.

The location of the subjects is shown on the appended plan.



Property Details

DESCRIPTION:

The subjects are arranged over the ground floor of a larger 3 storey and attic building. Access is through the entrance door on Guildhall Street and internally, the property is laid out to provide an open plan retail area with a sales desk. There are stairs on the left down to a workshop area with WCs and ancillary storage.

In addition to the main property itself, the subjects benefit from a further workshop or storage unit measuring 290 sq ft.

ACCOMMODATION & FLOOR AREAS :

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

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground		39	420

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 £7,000 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.



SALE TERMS:

Offers in the region of £110,000 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 is not currently charged.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents
Lois Paterson at DM Hall.

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

fifeagency@dmhall.co.uk

DM Hall Agency Department

27 Canmore Street
Dunfermline, KY12 7NU

01383 604 100 (Agency Department)

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