

# DM HALL

TO LET/  
MAY SELL

**FORMER  
RESTAURANT/RETAIL**

6-8 Chalmers Street,  
Dunfermline KY12  
8DF

169.35 SQ M  
1,823 SQ FT



# Property Details

- City centre location with excellent frontage
- Former Restaurant
- Suitable for a variety of alternative uses
- Good public transport links and car parking nearby
- Available for immediate entry
- Net Internal Area 169.35 Sq M (1,823 Sq Ft)

## 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 eastern side of Chalmers Street, in close proximity to Bridge Street and its junction with Glen Bridge. Chalmers Street is one of the popular secondary streets within Dunfermline, providing a mix of commercial uses including the popular 7 Kings Public House, takeaway units and professional services.

The location of the property is shown on the undernoted plan.

## DESCRIPTION:

The property comprises a former restaurant premises benefitting from an excellent main road frontage. It has a single entrance door and timber window frames, with the glazing to be replaced.

Internally, the property is predominantly open plan with separate male, female and accessible toilets and a kitchen area to the rear. It is currently in shell condition ready for a new occupier fit out.





# Property Details

## 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 Floor	Restaurant/Retail	169.35	1,823

## PLANNING

The property may be suitable for subdivision subject to obtaining the necessary planning permissions and warrants. Further information on the planning process can be sought via Fife Council Planning Department.

## ENERGY PERFORMANCE:

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

## NON-DOMESTIC RATES:

Having regard to the Scottish Assessors Association website, we note that the subjects are entered into the current Valuation Roll as premises under construction. The property will require to be reassessed by the Assessor.

## RENTAL:

Offers of £16,000 per annum exclusive are invited.

## LEASE TERMS:

The subjects are offered on normal, full repairing and insuring terms for a period to be negotiated, incorporating rent reviews at appropriate intervals.

## SALE PRICE:

Offers over £145,000 are invited.



Indicative Floor Plan Only

## 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 letting agents Lois Paterson at DM Hall:-



## Make an enquiry

Lois Paterson

fifeagency@dmhall.co.uk

## DM Hall Agency Department

27 Canmore Street  
Dunfermline, KY12 7NU

01383 604 100 (Agency Department)

**DM HALL**



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**RICS**

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