

DM HALL

For Sale

**FIRST FLOOR
OFFICE**

**7-9 New Row,
Dunfermline
KY12 7EA**



**240 SQ M
2,583 SQ FT**

Property Details

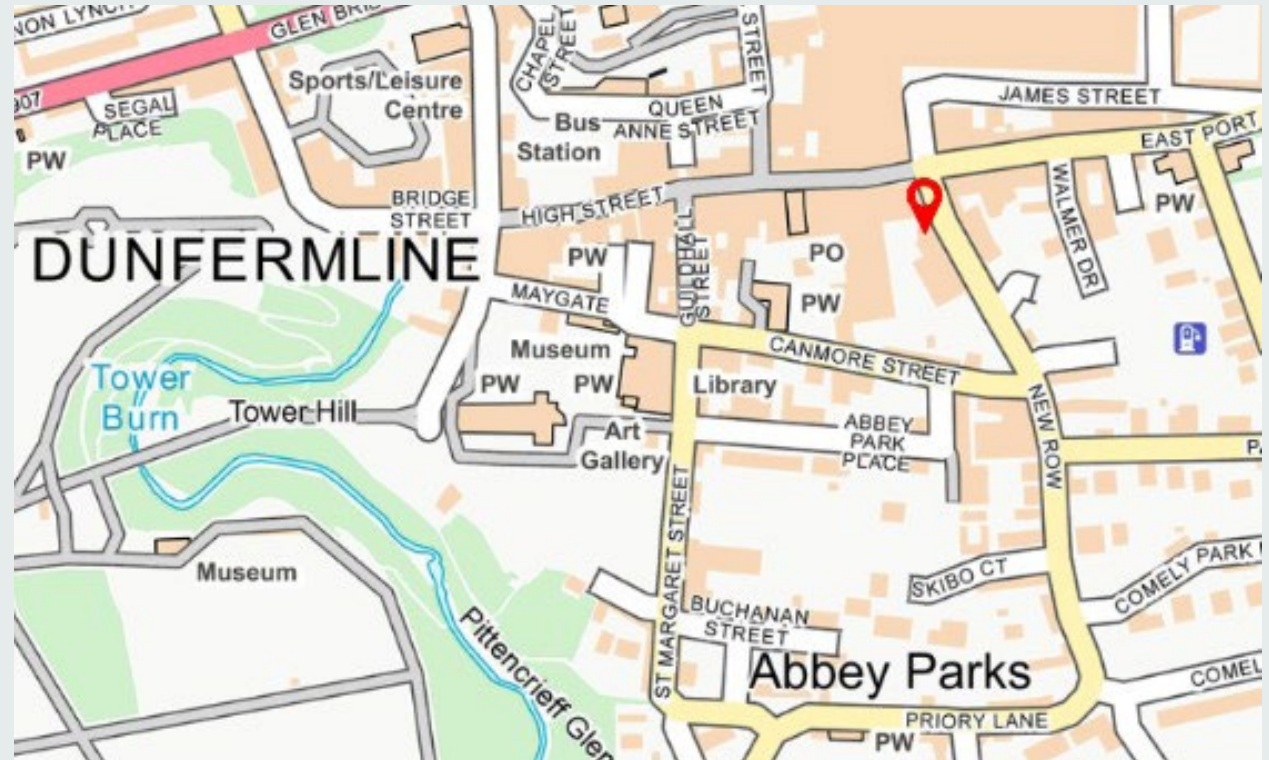
- City centre location
- Open plan office space
- Suitable for a variety of alternative uses
- Good public transport links and car parking nearby
- Ready for immediate occupation
- Net Internal Area 240 SQ M (2,583 SQ FT)
- Offers over £130,000

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 western side of New Row, in close proximity to the High Street and East Port. New Row is one of the popular secondary streets within Dunfermline, providing a mix of commercial uses including the popular Juniper Wine Café, Accent Gaming and professional services.

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



Property Details

DESCRIPTION:

The property comprises a first-floor open plan space with kitchen area, separate WC facilities and five separate offices. The windows to the front of the property overlook New Row with another aspect looking south towards the Forth Bridges and Edinburgh.

The open plan nature of the property could lend itself to a variety of different uses subject to planning consent.

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
First Floor	Office suite	240	2,583

ENERGY PERFORMANCE:

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

NON-DOMESTIC RATES:

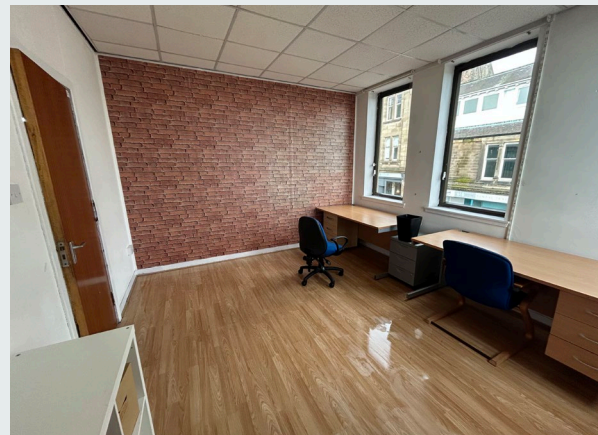
According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £18,600 per annum.

SALE PRICE:

Offers over £130,000 are invited.

SERVICE CHARGE:

A service charge will be applicable. Further details can be obtained from the selling agents.



Property Details

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 charged.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole 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

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DM Hall Agency Department

27 Canmore Street
Dunfermline, KY12 7NU

01383 604 100 (Agency Department)

DM HALL



Regulated by
RICS

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