

# DM HALL

## To Let

**First Floor  
Restaurant**

**1 Queen Anne Street  
Dunfermline  
KY12 7BA**



**316.51 SQ.M  
(3,407 SQ.FT)**

# Property Details

- First floor restaurant premises with approx. 100 covers available
- Situated within Dunfermline City Centre
- Other restaurant and food style business located nearby
- Fully fitted kitchen
- Rental offers in the region of £27,000 per annum 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 within Dunfermline City Centre, in an area of mixed commercial use. A number of popular restaurants are located immediately nearby including Incontri and Carlucci with the city's main bus station directly to the rear.

Whilst classed as Queen Anne Street the property is located on the eastern side of Bruce Street, accessed from a small lane leading up to the bus station on Queen Anne Street.

## DESCRIPTION:

The subjects comprise a first floor restaurant arranged within an end terrace, 2 storey building of traditional stone and slate construction.

Access is taken from ground floor level due to the slope of the site via a timber entrance door. A beer cellar is available at basement level providing restricted height storage.





# Property Details

Internally, the property provides an open plan seating area with space for approx. 100 covers. A central drinks bar is positioned within this area and ladies and gents WC's are accessed thereof.

To the rear is a fully fitted kitchen with a variety of stainless steel cooking equipment and also a store, staff office and staff WC.

It should be noted that the landlord retains no responsibility for the equipment available within the premise.

There are external stores also available which provide additional storage space together with further fridge and freezer equipment.

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition,

Unit	SQ M	SQ FT
First floor	316.51	3405

## 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 £24,000 per annum.

## 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.

## RENTAL:

Offers in the region of £27,000 per annum exclusive are invited.



## LEGAL COSTS:

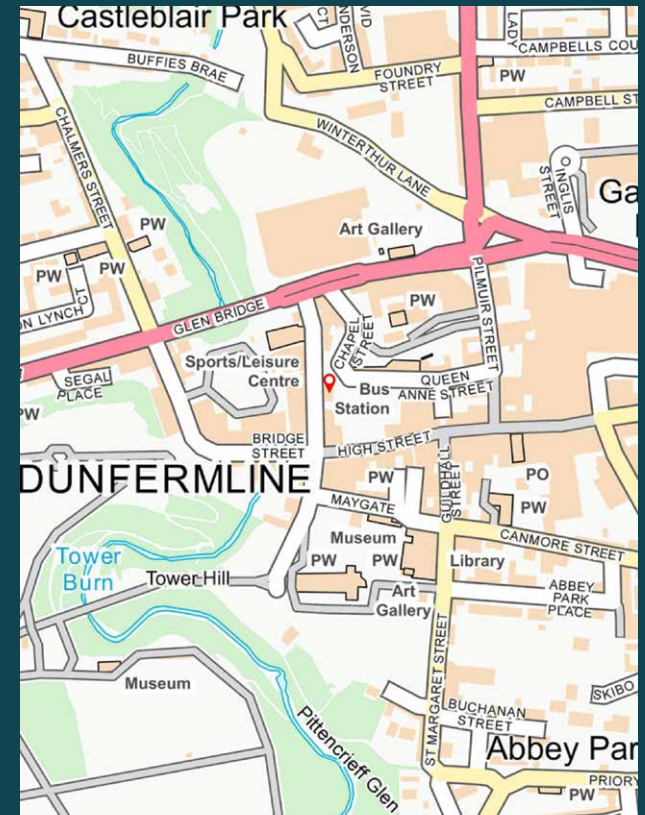
Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-



# Make an enquiry

Leigh Porteous

Paul Carr

fifeagency@dmhall.co.uk

**DM Hall LLP**

27 Canmore Street  
Dunfermline, KY12 7NU

01383 604 100 (Agency Department)

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