

DM HALL

For Sale

RETAIL INVESTMENTS

24 & 26 Bruce Street,
Dunfermline,
Fife
KY12 7AG



Property Details

- Two tenanted retail/takeaway opportunities
- Passing rents of £12,000 per annum for each unit
- City Centre location
- Can be sold as a single unit or as individual investments
- 11% yield based on current passing rents
- Offers over **£220,000 plus VAT** as a whole or **£110,000 plus VAT** for each

LOCATION:

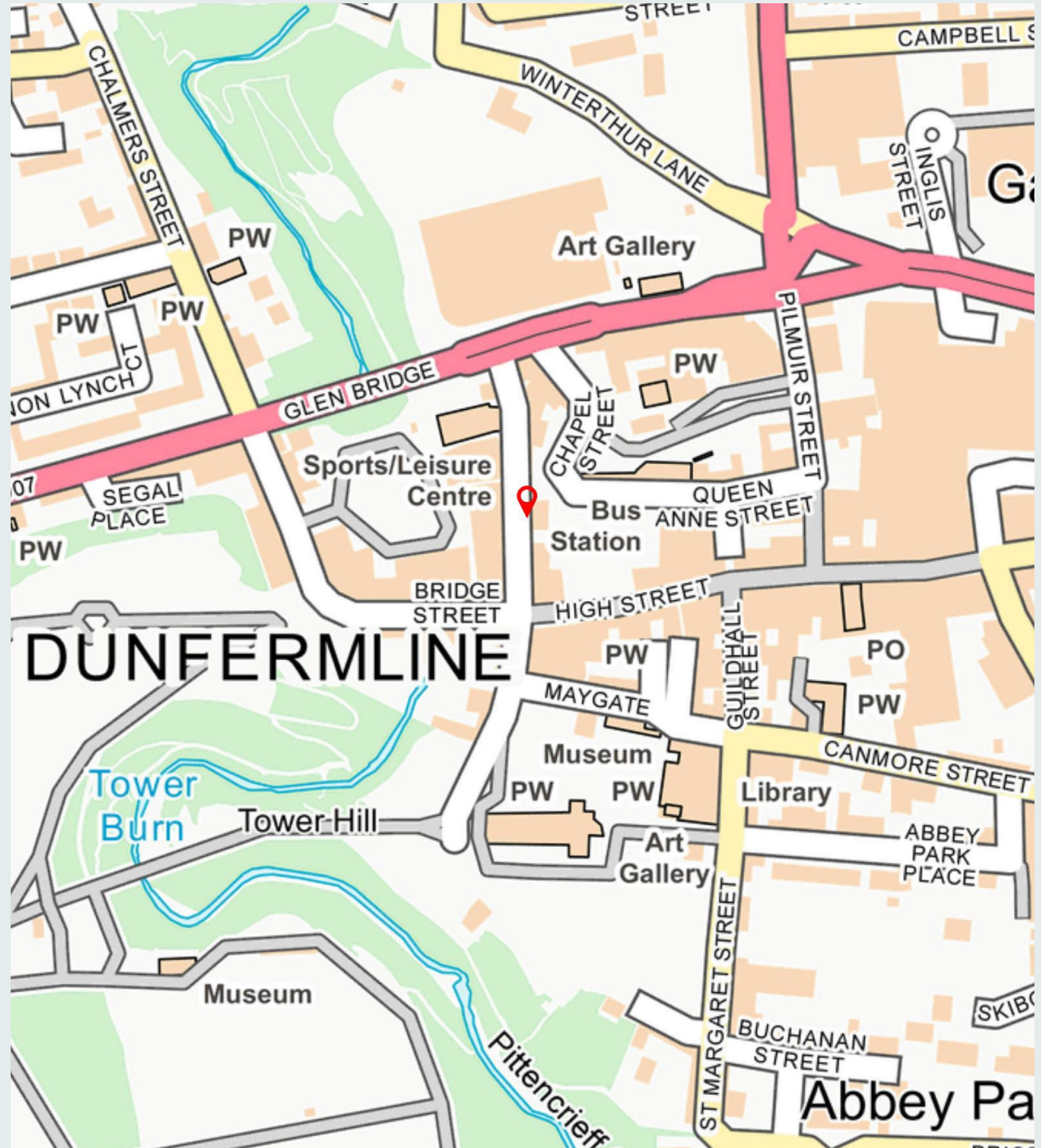
Dunfermline is one of Fife's principal centres of commerce, with a population of 55,000 and a catchment area exceeding 150,000 people. The city occupies a key location within Fife, situated several miles north of the Queensferry Crossing, the Forth Road and Rail Bridges and adjacent to the M90 motorway.

The properties are located on Bruce Street, a secondary retailing area of Dunfermline City Centre. The surrounding area is predominantly commercial in use and benefit from an excellent position with direct access to the city's primary bus station.

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

DESCRIPTION:

The properties comprise two tenanted takeaway investments. They are situated next to each other within a two storey terrace of commercial premises.



Property Details

Each unit has been fitted in accordance with the specific tenants use but in the main provide a front servery area and fitted kitchen and wc's to rear.

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

PROPERTY	ACCOMMODATION	SQ M	SQ FT
24	Hot food takeaway	97.75	1052
26	Hot food takeaway	100.3	1080

LEASE TERMS:

24 — Let to Wonderfoods Ltd on a 10 year FRI lease from 1st March 2025. The passing rent is £12,000 pa. Trading as a hot food takeaway.

26 — Let to Fortune Ventures Ltd on a 5 year FRI lease from 1st April 2021. The passing rent is £12,000 pa. Trading as a hot food takeaway.

Lease documentation can be made available to seriously interested parties upon request.

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Regulated by
RICS

ENERGY PERFORMANCE:

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

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have the following Rateable Values:

24 - £12,800

26 - £11,800

SALE TERMS:

Offers over £220,000 plus VAT are invited for both units or, £110,000 plus VAT each unit individually.

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 Justin Akugbo or Leigh Porteous at DM Hall:-

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

Make an enquiry

Justin Akugbo

Leigh Porteous

fifeagency@dmhall.co.uk

DM Hall LLP

27 Canmore Street
Dunfermline, KY12 7NU

01383 604 100 (Agency Department)

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors