

# DM HALL

To Let/  
May Sell

Retail Unit

16 Bonnar Street  
Dunfermline  
KY12 7JQ



104.79 SQ.M  
(1,128 SQ.FT)

# Property Details

- Ground and first floor retail unit
- Prominent corner position within Dunfermline City Centre
- Directly opposite Kingsgate Centre and High Street
- Flexible space suitable for a variety of uses
- Rental offers in the region of £15,000 per annum or purchase offers of £150,000 invited
- May benefit from 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 Bonnar Street and James Street occupying a prominent position within the Cities primary retailing centre. The Kingsgate shopping centre lies directly opposite with the primary High Street also immediately adjacent.

The surrounding area provides a mix of both local and national operators with a hairdressing salon, estate agency and the large Marks and Spencer store all located nearby.

## DESCRIPTION:

The subjects comprise a well presented retail unit arranged over the ground and first floors of a two storey, corner building.

Access is taken from ground floor via a timber/glazed entrance door with the property benefiting from timber/glazed display windows to both Bonnar Street and James Street.

Internally, the ground floor provides open plan retail with a staff office to the rear. The upper floor provides a further open plan retail area with two private rooms, kitchen and WC thereof.



# Property Details

## ACCOMMODATION & FLOOR AREAS :

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

Unit	SQ M	SQ FT
Ground floor	38.65	416
First floor	66.14	712
<b>Total</b>	<b>104.79</b>	<b>1,128</b>

## 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 £10,300 per annum. The subjects lie below the current threshold for 100% rates relief so may qualify depending upon the purchaser/tenants circumstance.

## 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 £15,000 per annum exclusive are invited.

## PURCHASE:

Offers of £150,000 exclusive are invited for the benefit our clients heritable interest.

## LEGAL COSTS:

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

## VAT:

No VAT applicable to the property.

**DM HALL**



Regulated by  
**RICS**



## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting/selling agents:-

## 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

Leigh Porteous

Justin Akugbo

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