

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
Total	104.79	1,128

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

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