

DM HALL

To Let

Showroom/
Industrial Premises



Unit A & B, 24 — 42 Gardeners Street,
Dunfermline, KY12 0RN

708.85 SQ.M —
7,630 SQ FT

Property Details

- Workshop with office, showroom and mezzanine storage
- Dedicated, surfaced parking area
- Prominent position within Dunfermline City Centre
- Exceptionally well presented throughout
- Windows to Gardeners Street providing excellent visibility
- Rental offers in the region of £42,000 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 subjects occupy a prominent position on Gardeners Street, lying within the main Dunfermline City Centre. They are located just behind the Carnegie Retail Park which is home to Puregym, Matalan and B & Q. They front directly onto Gardeners Street and benefit from a range of operators nearby including C R Smith, Profix Car Garage and Taylor Sullivan Funeral Directors.

DESCRIPTION:

The subjects comprise a semi detached, single storey industrial workshop. The larger unit forms an L shape building around a surfaced parking/yard area. The building is of brick/block construction, rendered externally under a pitched roof clad in profile metal sheeting.

Access is by various entrances. To the front are a number of display style windows and an aluminium/glazed entrance door. From the car park a further aluminium/glazed entrance door leads into the office area and an electric vehicle roller provides access to the workshop area.



Property Details

The property provides a small workshop area to the rear, a further open plan workshop area with electric roller door vehicle access and an eaves of 2.75m rising to an apex of 5.6m. A storage and staff office/showroom area has been partitioned off towards the front and finally, a display/showroom section fronting directly to Gardeners Street provides open plan display, work space. There is also a mezzanine storage facility available above the partitioned office/showroom area.

The property has been very well fitted by the existing tenant and provides flexible space that could be readily adapted to suit a variety of uses.

It also benefits from a shared parking/yard area to the front which is fully surfaced and delineated for parking with the subjects benefiting from circa 10 dedicated spaces and direct access to their vehicle entry point.

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 — showroom/office/warehouse	708.85	7630

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 £28,600 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 £42,000 per annum exclusive are invited.

LEGAL COSTS:

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

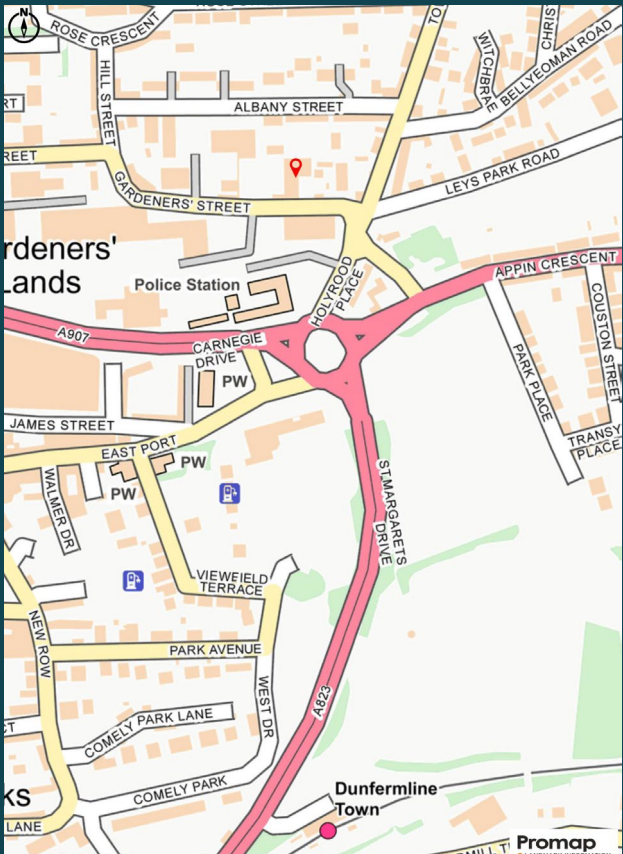


VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-



Make an enquiry

Leigh Porteous

Justin Akugbo

fifeagency@dmhall.co.uk

DM Hall LLP

27 Canmore Street
Dunfermline, KY12 7NU

01383 604 100 (Agency Department)

DM HALL



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RICS

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