

DM HALL

To Let

Retail Unit

**20 Bruce Street
Dunfermline
KY12 7AG**



**30.24 SQ M
325 SQ FT**

Property Details

- Ground floor retail unit
- Located within Dunfermline City Centre
- Flexible space suitable for a variety of uses
- Rental offers in the region of £6,600 per annum (£550 PCM)
- Will qualify for 100% small business 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 Bruce Street, a secondary retailing street connecting the primary High Street with Carnegie Drive where the Tesco Superstore is located. The street benefits from a good level of passing trade due to its location and also, the City's bus station has pedestrian access directly onto the street allowing for additional footfall.

The surrounding area provides a mix of uses including a variety of takeaway shops, restaurants and licenced premises together with other local business such as a Jewellers and a frame gallery.



Property Details

DESCRIPTION:

The subjects comprise a well presented retail unit arranged over the ground floor of a two storey, mid terrace building under a pitched and slated roof.

Access is taken from a recessed timber/glazed entrance door and a timber/glazed display window provides excellent frontage to Bruce Street.

Internally, it provides a front entrance/waiting area, open plan treatment/sales room behind this with a staff kitchen and WC to the rear. The space is flexible and could be adapted to suit a variety of alternative uses.

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	30.24	325

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 £5,600 per annum.

The property is below the threshold for 100% small business rates relief, depending upon an operators specific 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 £6,600 per annum exclusive, £550 per calendar month are invited.

LEGAL COSTS:

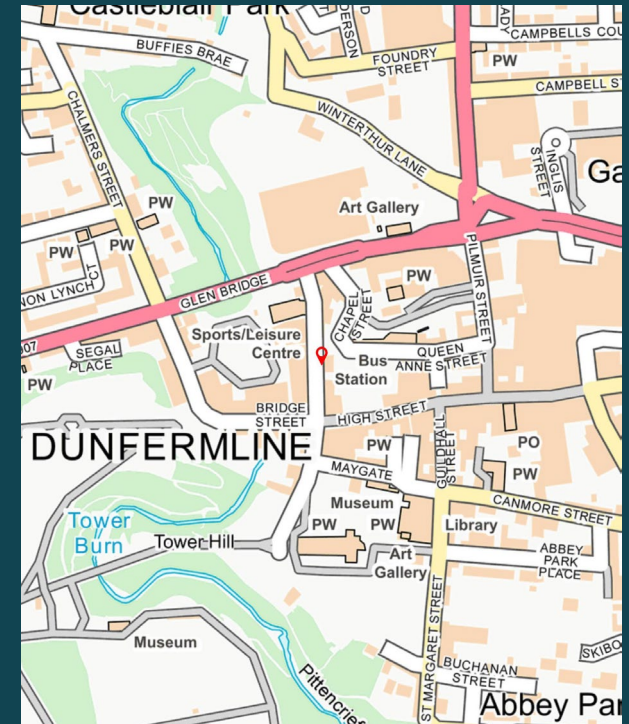
Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting/selling 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)

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