

DM HALL

To Let

Class 1A Retail

20 East Port
Dunfermline
KY12 7JB



**44.84 SQ.M
(483 SQ.FT)**

Property Details

- Class 1A premises available to let
- Excellent passing vehicular trade and pedestrian footfall
- Suitable for a variety of class 1A uses
- Rental offers over £9,500 plus VAT per annum

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 East Port, a busy retailing street within the city centre. It lies directly opposite the primary High Street and within easy reach of the popular Kingsgate Shopping Centre. The street benefits from a good level of both pedestrian and vehicular traffic with both on street parking and council pay and display car parks nearby.

Nearby occupiers include a mix of local and national operators including Timpsons, Bank of Scotland and Marks & Spencers.

DESCRIPTION:

The subjects comprise retail/class 1a premises arranged over the ground floor of a two storey, mid terraced building. It is of traditional stone construction under a pitched and tiled roof.

Access is achieved via a recessed, timber-framed pedestrian access door leading into an open plan retail area. The subjects benefit from a large-glazed frontage.

Internally, the subjects are arranged to provide a main retail area to the front, with a secondary retail and store area to the rear, along with WC facilities. Lighting is achieved via assumed LED spotlights.



Property Details

ACCOMMODATION & FLOOR AREAS :

The property has been measured on a net internal basis, in accordance with RICS Code of Measuring Practice - 6th Edition:

FLOOR	SQ M	SQ FT
Ground	44.84	483

RENTAL:

Our client is seeking offer over £9,500 plus VAT per annum for the interest of the subjects on a leasehold basis.

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.

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,700.

ENERGY PERFORMANCE:

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

LEGAL COSTS:

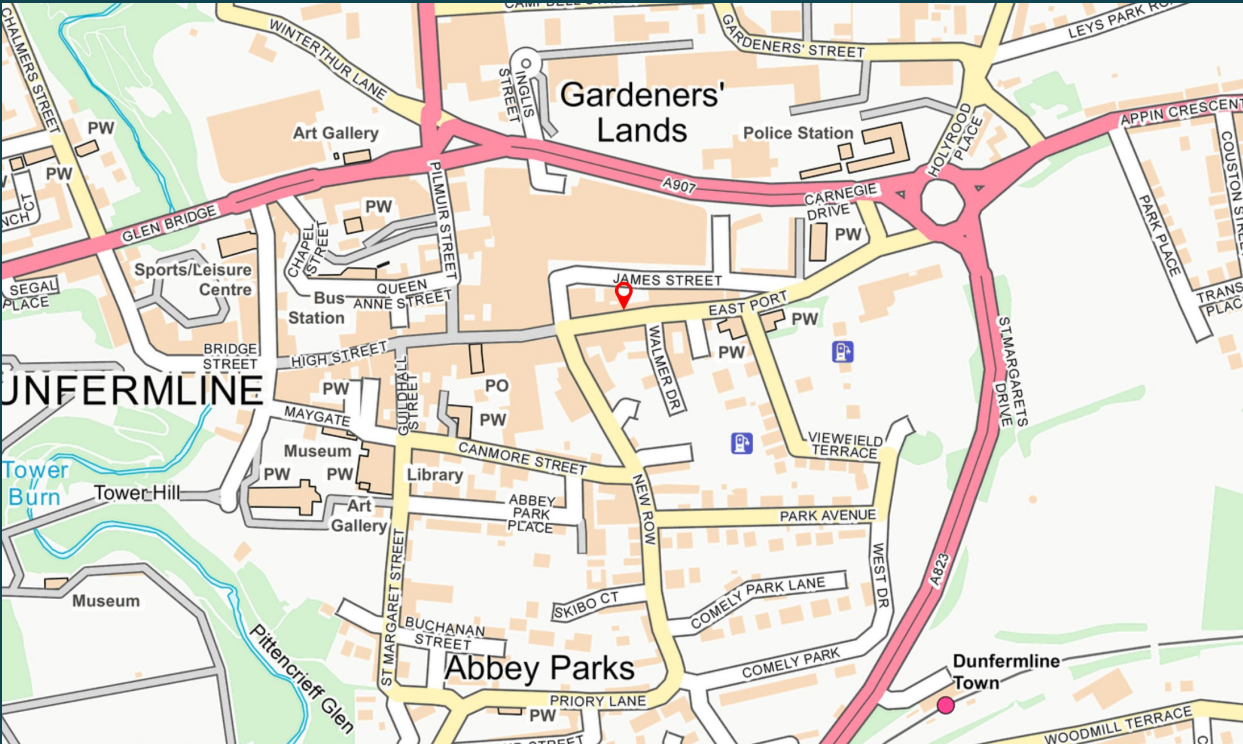
Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

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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Justin Akugbo

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DM HALL



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