

DM HALL

For Sale

Showroom & Garage Investment

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

Unit C, 24 — 42 Gardeners Street, Dunfermline, KY12 0RN



Property Details

- Showroom premises and vehicle repair garage investment
- Prominent position within Dunfermline City Centre
- Exceptionally well presented throughout
- Units A & B can be bought with vacant possession if required
- Total passing rent of £60,000
- Offers over £700,000 invited

LOCATION:

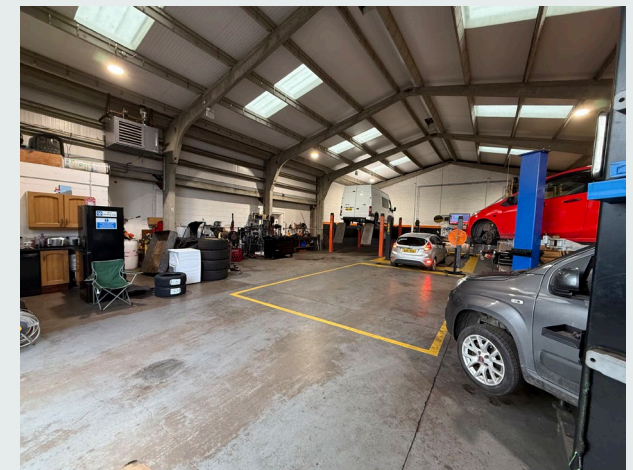
Dunfermline is one of Fife's principal centres of commerce, with a population of 55,000 and a catchment area exceeding 150,000 people. The city occupies a key location within Fife, situated several miles north of the Queensferry Crossing, the Forth Road and Rail Bridges and adjacent to the M90 motorway.

The property is located within Fife's premier industrial location, Pitreavie Industrial Estate, located to the South of Dunfermline city centre and approximately 4 miles north of the Queensferry Crossing and Forth Bridges. The trading estate benefits from excellent transport links with the M90 motorway located immediately to the south.

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 and Taylor Sullivan Funeral Directors.

DESCRIPTION:

The subjects comprise an L shaped industrial building around a shared, surfaced parking/yard area. The building is of brick/block construction, rendered externally under a pitched roof clad in profile metal sheeting.



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
Units A & B showroom/office/warehouse	708.85	7630
Unit C		
Vehicle repair garage	267.67	2881

LEASE DETAILS:

Tenant	DoE	Terms	Passing Rent
Kalopsia	01/12/2021	5 year FRI	£42,000
Profix Auto Car Ltd	15/04/2021	25 year FRI 5 yearly RR	£18,000
			£60,000

The tenant for units A & B is looking to vacate the premises however, remains in situ and paying rent until such time as a new occupier is found.

A purchaser is therefore in an excellent position to be receiving full rent until such time as a new, longer term lease can be agreed or, may benefit from full Vacant Possession of the unit if that is preferred.

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 Rateable Values as follows:-

A & B	-	£28,600.
C	-	£12,900

PRICE:

Offers over £700,000 are invited for the benefit of our clients interest.

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Regulated by
RICS

LEGAL COSTS:

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

VAT:

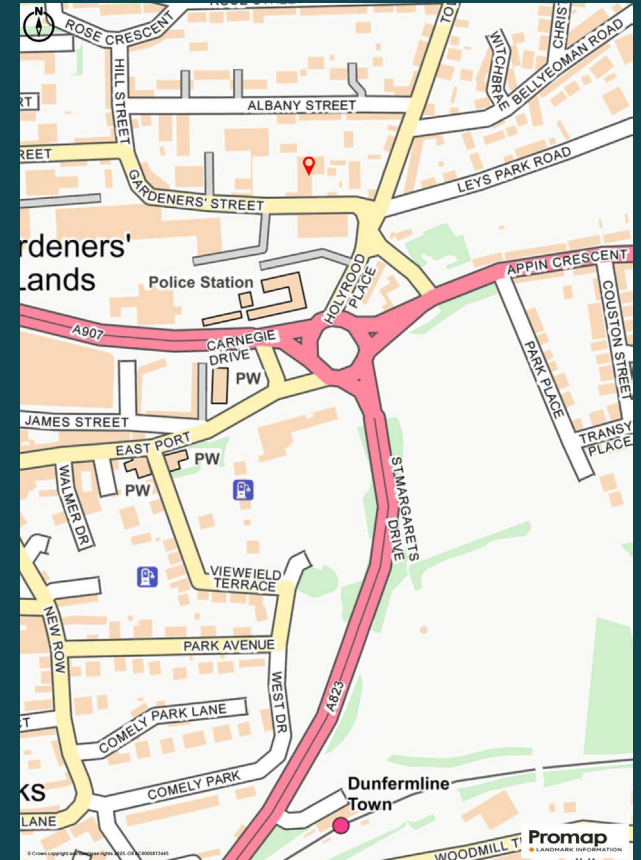
All prices quoted are exclusive of VAT which is chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole 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

fifetaysideagency@dmhall.co.uk

DM Hall Agency Department

27 Canmore Street
Dunfermline, KY12 7NU

01383 604 100 (Agency Department)

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