



Attractive Town Centre Investment

Let to Luxury Leisure

Rent: £25,000 pa

Expiry: 18th April 2033 (no break options)

Offers Invited

Location

Dunfermline is one of Fife's principal centres of commerce and has a resident population now in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000. The city occupies a key position within Fife a few miles north of the Forth Road & Rail bridges and adjacent to the M90 motorway.

The subjects are well located on the pedestrianised section of Dunfermline High Street near the corner junction with Kirkgate and Bridge Street. Surrounding occupiers include Cancer Research and a number of local operators, with Dunfermline's Kingsgate Shopping Centre and Bus Station within short walking distance.

Accommodation

The subjects form retail/leisure premises arranged over ground, first and attic floors of a 2 storey and attic stone tenement. The property benefits from a large glazed double display frontage onto High Street.

Internally the unit provides a large open plan sales area, along with staff office and w/c facilities to the rear and further staff areas and storage at first and attic floor levels.

The premises extend to the following approximate areas:

Ground Floor: 2,823 sq ft / 262.26 sqm

First Floor: 581 sq ft / 54.0 sqm

Attic: 441 sq ft / 41.0 sqm

Tenancy

The subjects are let to Luxury Leisure t/a Admiral Casinos on a full repairing and insuring lease with a schedule of condition. The passing rent is £25,000 per annum with a lease expiry on 18th April 2033. There shall be an open market rent review on the 5th anniversary.

Price

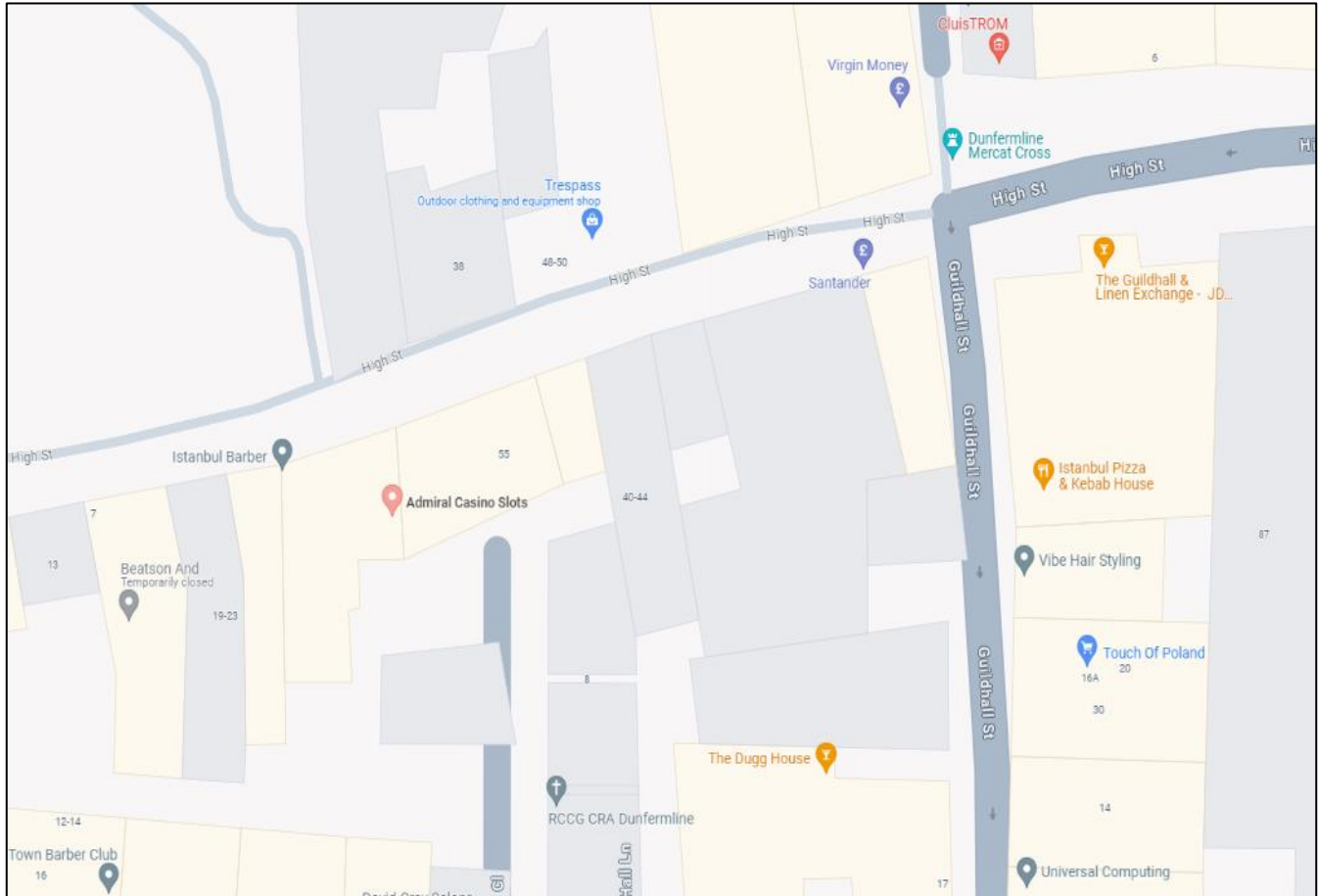
Offers invited

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with -

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13-15 High Street
Dunfermline KY12 7DL





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