



Attractive Town Centre Investment Let to Scottish Midland Co-operative Society Ltd

Rent: £16,500 pa

Expiry: 13th November 2027

Price – O/O £155,000

Location

Dunfermline is situated on the east coast of Scotland within the Kingdom of Fife some two miles north of the River Forth. Dunfermline is widely regarded as the principal town within Fife with a resident population of approximately 45,500 persons.

Dunfermline is well served by an excellent local road network linking to the central motorway system (M90) at the Halbeath Interchange in close proximity to the subject site. The town benefits from an excellent bus terminus to the north of the town centre and two railway stations. Dunfermline town station to the south of the town centre and Dunfermline Queen Margaret Station to the east. Edinburgh Airport is situated approximately 13 miles to the south of Dunfermline.

The property is situated on the north side of Bridge Street at its junction with Bruce Street and High Street in Dunfermline town centre.

Accommodation

The premises comprise a double fronted retail unit arranged over ground, basement and first floors within a larger two storey building.

Internally the property at ground floor is fitted out to the tenant's corporate specification with ancillary and storage areas at basement and first floor levels.

The premises extend to the following approximate areas:

Ground Floor: 859 sq ft / 79.81 sqm

Basement: 1,651 sq ft / 153.37 sqm

First (store): 52 sq ft / 4.84 sqm

Tenancy

Let to Scottish Midland Co-operative Society Ltd at a rent of £16,500pa until 13th November 2027.

Price

O/O £155,000 are sought

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 -

BRITTON PROPERTY

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