



TO LET

24 Bridge Street
Dunfermline KY12 8DA

- Retail unit
- 1,039 sq ft
- Rent £12,000 pa
- Eligible for 100% rates relief

Location

Dunfermline is one of Fife's principal commercial centres with an expanding residential population now approaching 50,000 people. The town lies in a key location within Fife, a few miles north of the Forth Road & Rail Bridges and adjacent to the M90 motorway. This area of Fife has been the focus of economic expansion for a number of years and this trend will continue given the number of projects that have been delivered in the area.

The subjects are located in a good secondary trading pitch, lying on the north side of Bridge Street which provides a mix of local and regional traders. Bridge Street forms a natural extension to the eastern end of Dunfermline high street which is itself the main pedestrianised shopping area within the town. Surrounding occupiers include **Kingdom Kilts**, **City Hotel**, **Sense Scotland** and **The Seven Kings Public House**.

Accommodation

The unit is arranged over a ground floor only at street level. We calculate the unit extends to the following approximate net internal floor area and dimensions:

Gross Frontage	14 ft 9 ins	(4.5 m)
Net Frontage	13 ft 7 ins	(4.1 m)
Shop Width	14 ft 6 ins	(4.4 m)
Shop Depth	74 ft 0 ins	(22.5 m)
Ground Floor	1,039 sq ft	(96.52 sq m)

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

Lease

The subjects are available on the basis of a new full repairing and insuring lease, term to be agreed.

Rent

Offers over **£12,000 per annum** exclusive are invited.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£9,400**. (Each new occupier has the right of appeal against this figure). Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2020/21 of **£4,606**.

The subjects may be eligible for 100% rates relief through the Small Business Bonus Scheme, subject to conditions.

Energy Performance Certificate

Available on request.

Date of Entry

By arrangement.

Legal Costs

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

Viewing

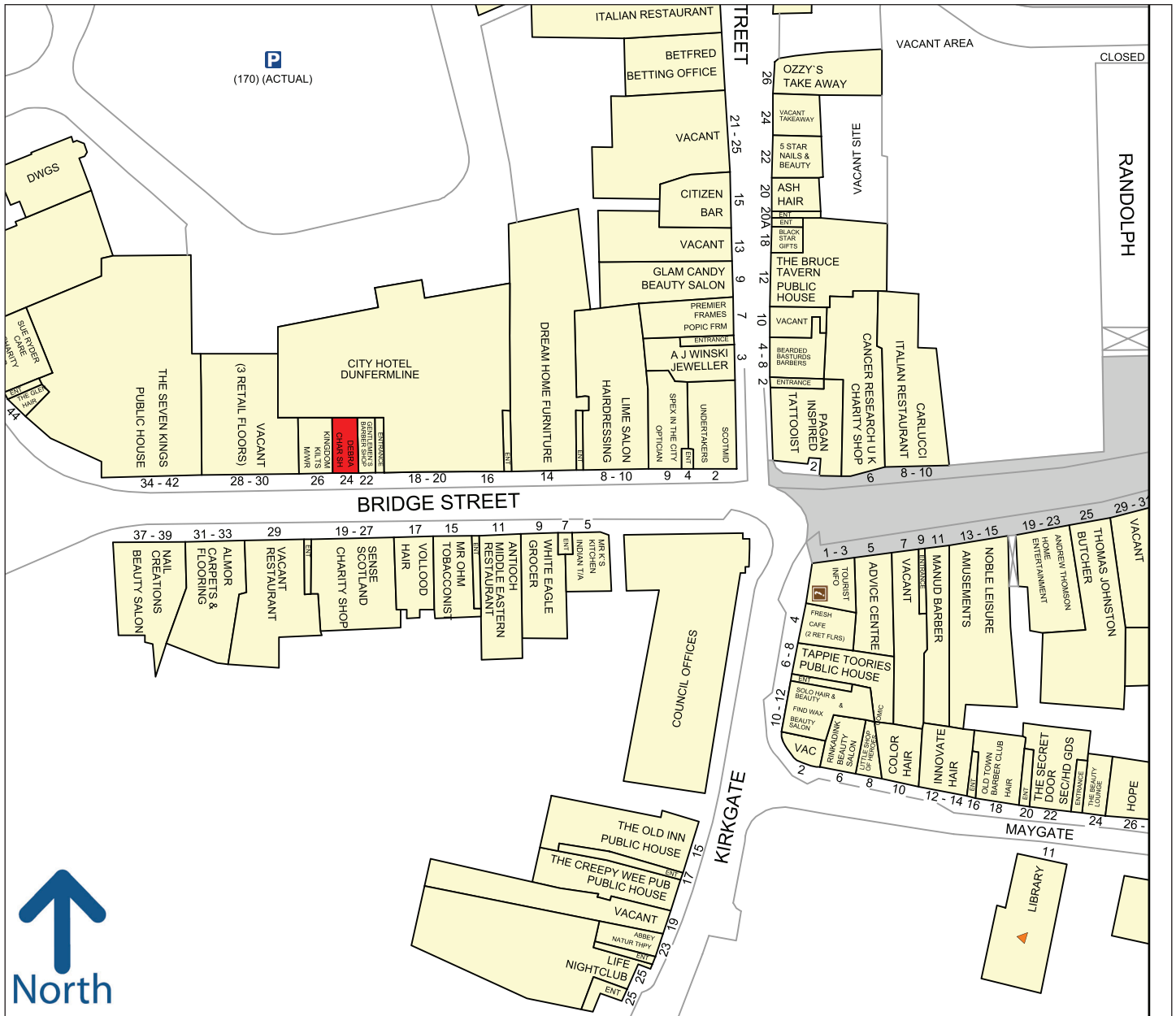
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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CHARTERED SURVEYORS

24 Bridge Street, Dunfermline KY12 8DA



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Get in touch



Alastair Rowe
arowe@eyco.co.uk
0131 558 5140



Fraser McMillan
fmcmillan@eyco.co.uk
0131 558 5114

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