

DM HALL

To Let/
May Sell

**CLASS 1A
PREMISES**

18,20 & 24
Chalmers Street
Dunfermline
KY12 8DF



177.66 sq.m
(1912 sq.ft)

Property Details

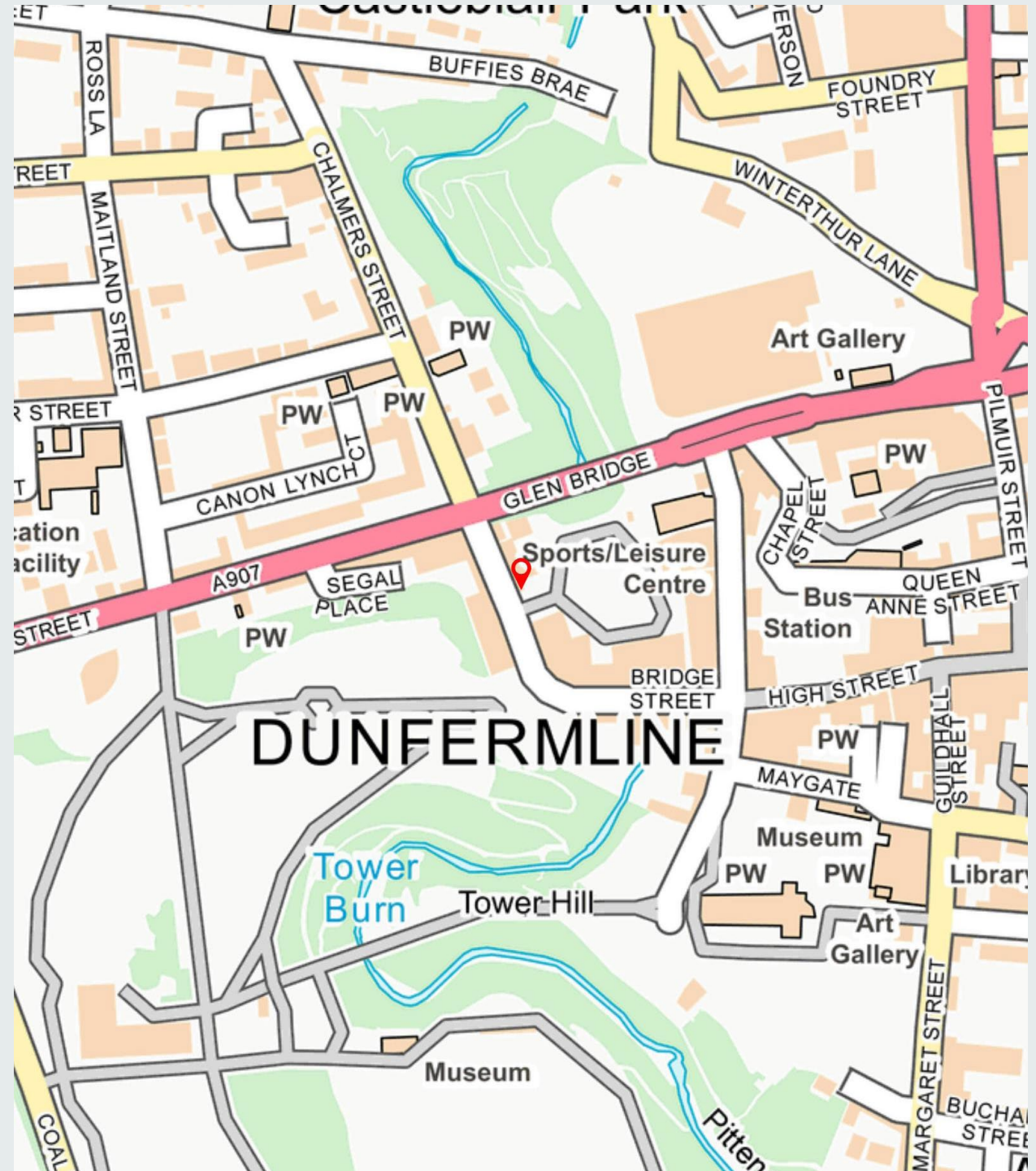
- Well presented and prominent class 1a premises
- City centre location with excellent frontage
- Suitable for a variety of alternative uses
- Potential to split into smaller units
- Offers in the region of £17,000 per annum or £175,000 are invited

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 on the eastern side of Chalmers Street, in close proximity to its junction with Glen Bridge. Chalmers Street is one of the popular secondary streets within Dunfermline providing a mix of commercial uses including the popular 7 Kings Public House, takeaway units and professional services.

The approximate location of the subjects can be seen on the plan below.



Property Details

DESCRIPTION:

The property comprises a former solicitors office benefitting from an excellent main road frontage. It has 3 timber/glazed entrance doors and timber/glazed display windows throughout the frontage.

Internally it provides an entrance hallway, open plan office/retail areas, private offices and staff facilities. The primary retailing space is located to the front of the building with the offices arranged off a corridor to the rear. The space is flexible and could be readily adapted to suit a range of alternative uses.

Given the current layout it would be possible to split the subjects to form smaller premises subject to the necessary consents being obtained. Detail can be provided on application to the marketing agents.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

177.66 sq.m (1912 sq.ft)

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.

RENTAL:

Offers of £17,000 per annum exclusive are invited for the lease of the subjects.

Should the subjects be split into smaller units then yearly rentals will be provided depending upon the specific area taken.

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 a Rateable Value of £19,200 per annum.

Should the subjects be split then this will require to be reassessed upon completion of the division works.

SALE TERMS:

Offers in the region of £175,000 are invited.

LEGAL COSTS:

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

VAT:

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

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents
Lois Paterson at DM Hall:-

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

Lois Paterson

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DM Hall Agency Department

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