

# DM HALL

## For Sale

**RETAIL  
INVESTMENT**

**70A Chalmers Street,  
Dunfermline,  
Fife  
KY12 8DG**



**26.36 SQ M  
284 SQ FT**

# Property Details

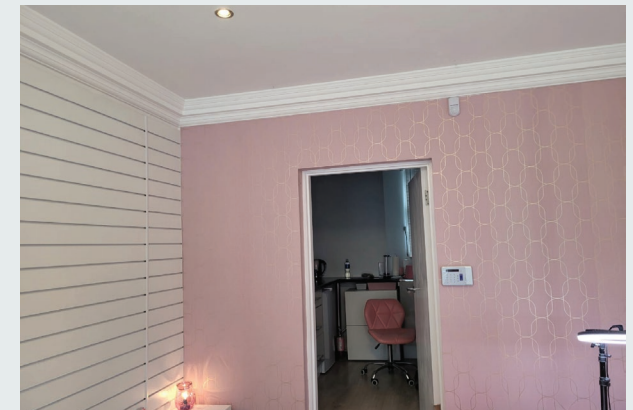
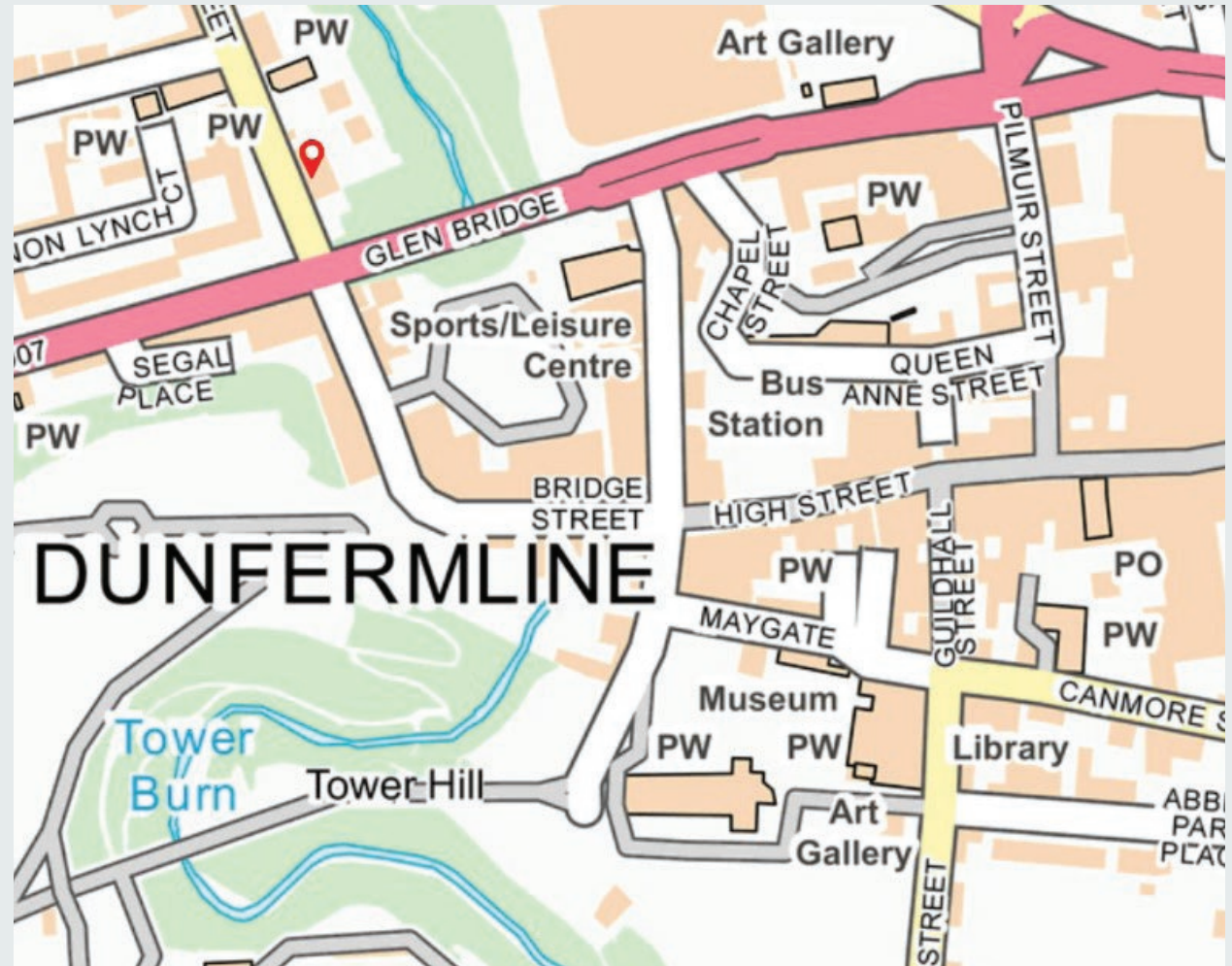
- Busy beauty salon in Dunfermline City location
- Investment opportunity with 5-year tenancy agreement until 30th September 2028
- Current passing rent of £6,300 per annum
- Offers over £65,000

## 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 in a prominent position on the easter side of Chalmers Street, close to its junction with Pittencrieff Street and Carnegie Drive. Chalmers Street is one of Dunfermline's principle thoroughfares, in an area of mixed residential and commercial uses. Nearby occupiers include Vapes N Shakes, Nice Alter - Formal & Bridal Alterations and Jack 'O'Bryans.

The location of the subjects is shown on the appended plan.



# Property Details

## DESCRIPTION:

The property comprises a ground floor mid-terrace retail unit contained within a three-storey building. The property is of traditional stone construction beneath a pitched and slated roof. The unit is currently tenanted by a beauty salon.

Internally, the property provides open plan retail accommodation to the front and a staff kitchen area at the rear of the shop with WC facilities.

The property is bright, well-presented and benefits from a traditional retail frontage.

## 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

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground		26.36	284

## LEASE TERMS:

The property is currently let to Missy & Mogs on a 5 year FRI lease at a passing rent of £6,300 per annum. The lease agreement is until September 2028 with a rent review due in September 2026.

## 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 £2,600 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

## SALE TERMS:

Offers over £65,000 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



## 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

fifeagency@dmhall.co.uk

**DM Hall Agency Department**

27 Canmore Street  
Dunfermline, KY12 7NU

01383 604 100

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