

# REDUCED PRICE £175,000 / REDUCED RENT - £17,500 PER ANNUM 1 YEAR RATES FREE VIA "FRESH START" SCHEME

VIDEO  
TOUR

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## RETAIL UNIT ON PRIME HIGH STREET LOCATION

- > RETAIL UNIT OVER GROUND AND BASEMENT FLOORS WITH SEPARATE UPPER FLOOR STORAGE SPACE
- > HIGH LEVEL OF FOOTFALL
- > PRIVATE PARKING/ACCESS TO REAR
- > **REDUCED PRICE - £175,000 EXC.**
- > **REDUCED RENT - £17,500 PER ANNUM EXC.**
- > GROUND – 86.38 SQ.M (930 SQ.FT)
- > BASEMENT – 34.19 SQ.M (368 SQ.FT)
- > WHOLE BUILDING - 216.63 SQ M (2,332 SQ FT)



## FOR SALE / TO LET

**93 HIGH STREET, DUNFERMLINE, KY12 7DR**

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**SHEPHERD**  
COMMERCIAL

## 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 town 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 located on the prime section of High Street in a central location opposite the junction with Douglas Street.

Surrounding occupiers include Sports Direct, Savers, Vodafone, Primark amongst other national operators. The main entrance to the Kingsgate Shopping Centre is located on the opposite side of High Street and Dunfermline Bus Station is also close by.

## DESCRIPTION

The subjects comprise a prominent retail unit arranged over ground floor level with staff/ancillary accommodation at basement level. In addition, there is storage space to the first and second floors via a rooftop access door.

The property benefits from access to the rear for parking/deliveries via a mutual service road leading from Commerce Street.

## RATING

£28,400.

The unified business rate for 2024/2025 is 49.8p.

Please note: Up to 1 years rates relief available via "Fresh Start" scheme. Call for details.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	86.38	930
Basement	34.19	368
First Floor	48.03	517
Second Floor	48.03	517
<b>TOTAL</b>	<b>216.63</b>	<b>2,332</b>

The above areas have been calculated from on-site measurements on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

## TERMS

Our client is seeking offers circa £175,000 for their heritable interest. (Exclusive of VAT which will be applicable).

Rental offers over £17,500 per annum (exc VAT) will also be considered.

## MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

## VAT

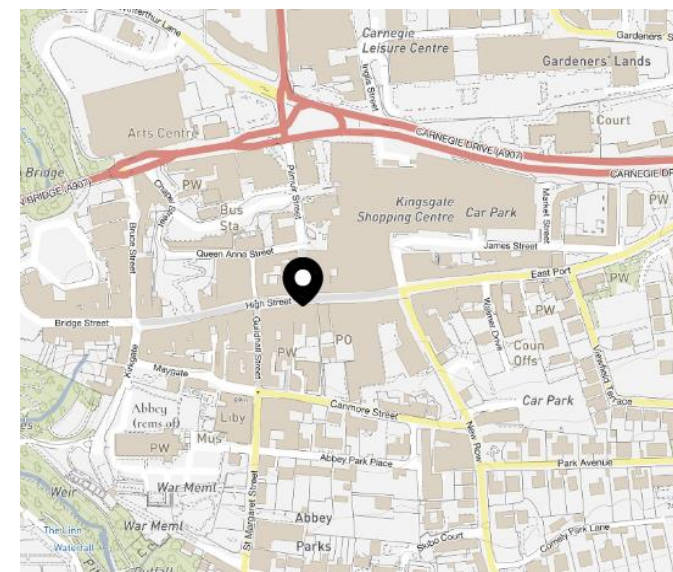
All prices, premiums and rents quoted are exclusive of VAT, which will be applicable.

## LEGAL COSTS

Each party to bear their own legal costs in the connection with this transaction.

## EPC

The subjects have a current rating of "E" for EPC purposes.



For further information or viewing arrangements please contact the joint marketing agents:

**Gavin Russell - [g.russell@shepherd.co.uk](mailto:g.russell@shepherd.co.uk) – J&E Shepherd, The Signature Building, 8 Pitreavie Court, Dunfermline, KY11 8UU - Tel: 01383 722337**

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