

**REDUCED RENT - £10,000 PER ANNUM**

**TO LET**

**COMMERCIAL UNIT IN  
DUNFERMLINE CITY CENTRE**

**EXCELLENT PROMINENT CENTRAL  
LOCATION OPPOSITE KINGSGATE  
SHOPPING CENTRE & CAR PARK**

**PREVIOUSLY USED AS HAIRDRESSERS  
HOWEVER WOULD SUIT VARIOUS USES  
SUCH AS RETAIL, CAFÉ OR TAKEAWAY  
USE (SUBJECT TO LOCAL AUTHORITY  
CONSENT)**

**REDUCED RENT - £10,000 PER ANNUM**

**77.85 Sq.M (838 Sq.Ft)**

**QUALIFIES FOR UP TO 100% SMALL  
BUSINESS RATES RELIEF**



**VIDEO TOUR**



**WHAT 3 WORDS**

**19A JAMES STREET, DUNFERMLINE, KY12 7QE**

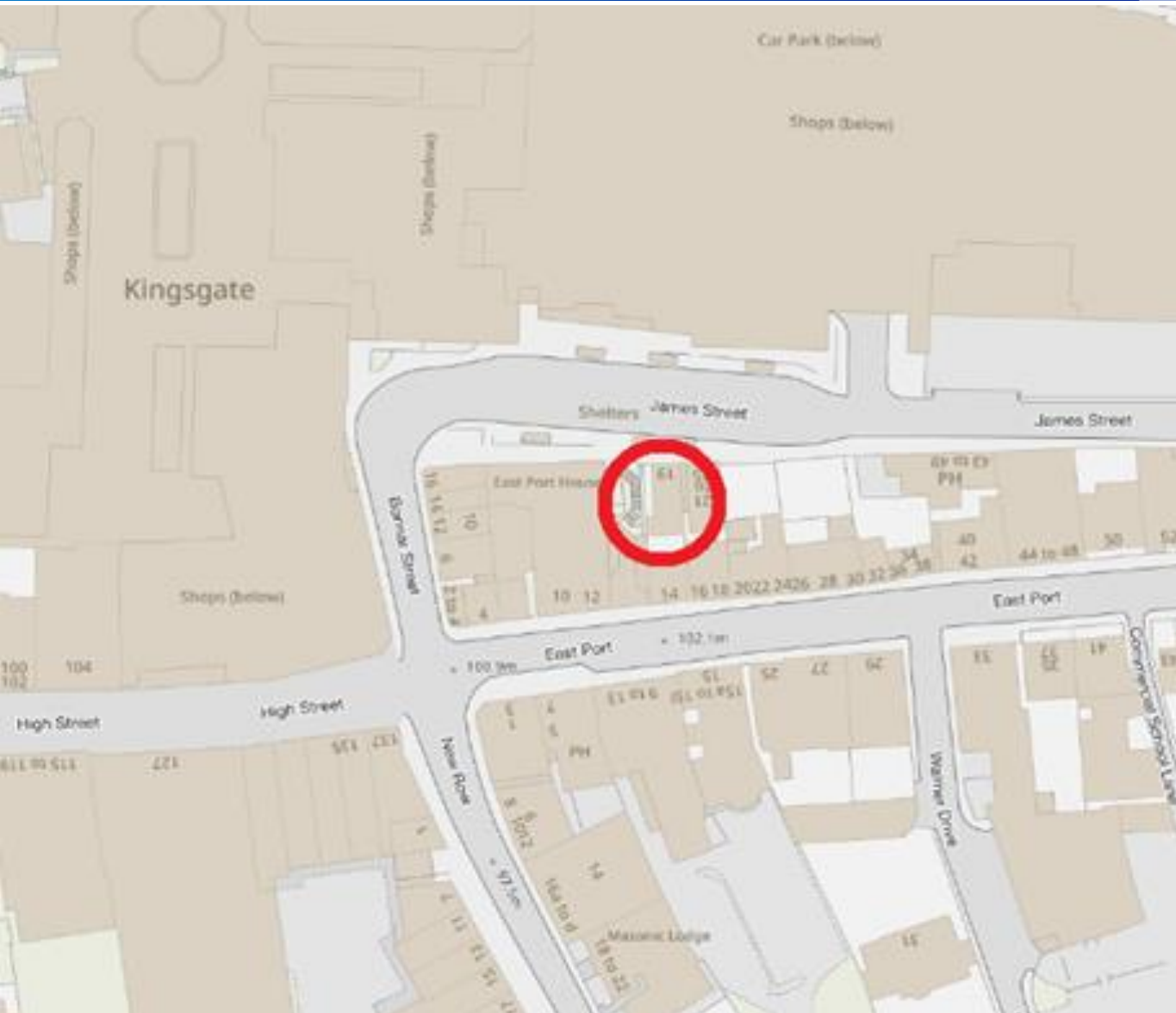
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# Location

19A JAMES STREET, DUNFERMLINE, KY12 7QE



## 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.

Dunfermline occupies a key position within Fife a few miles north of the Forth Road & Rail bridges and adjacent to the M90 motorway. Dunfermline was recently granted city status as part of the late Queens platinum jubilee in 2021.

The subjects are located on the south side of James Street near the junction with Bonnar Street which connects onto New Row, East Port and High Street a short distance to the south.

The Kingsgate Shopping Centre and public carpark is located opposite.

One of the main bus stops is located within this section of James Street and as such it enjoys a healthy level of footfall.

## Description



FIND ON GOOGLE MAPS



# Description

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## DESCRIPTION

The subjects comprise a recently refurbished retail unit arranged over ground and basement floors.

The subjects benefit from a large window frontage onto James Street with access via a single pedestrian door.

Internally the subjects are currently arranged as open plan commercial space with additional staff area and storage to the rear, accessed via an internal stair.

The space is fully flexible with an impressive full height vaulted ceiling with decorative LED lighting and enjoys excellent levels of natural light via several windowed roof lights.

The basement level comprises a newly fitted staff kitchen and storage area. There is a separate staff toilet adjacent.

## Accommodation

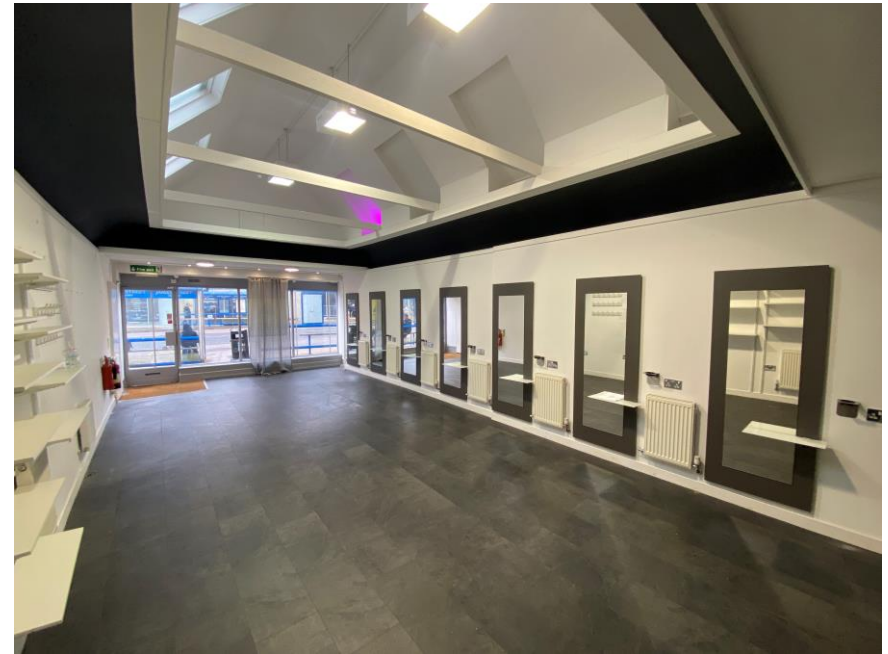
	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	58.09	625
Basement	19.76	213
<b>TOTAL</b>	<b>77.85</b>	<b>838</b>

The above floor areas have been calculated on a Net Internal Floor Area (NIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition).



# Description

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## Rental

Reduced asking rent of £10,000 per annum.

## Lease Terms

Full Repairing and Insuring for a negotiable term of years.

A minimum of 3 years lease is desired subject to tenant covenant.

## Planning

The subjects currently benefit from Class 1A use consent under the updated 2023 Scottish Use Classes Order guidance.

Alternative office, service or café use would be possible via permitted change of use rights.

## Rateable Value

£8,800.

The rates multiplier is 48.9p for 2024/2025.

The subjects qualify for 100% Small Business Relief subject to eligibility. Please call for details.

## Energy Performance Certificate

The subjects have been assessed for energy performance rating purposes.

## VAT

All prices, premiums and rents quoted are exclusive of VAT. VAT is not currently charged on the annual rent.

## Legal Costs

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

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Gavin Russell**

[g.russell@shepherd.co.uk](mailto:g.russell@shepherd.co.uk)

## Shepherd Chartered Surveyors

8 Pitreavie Court, Dunfermline

t: 01383 722337



## ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

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