

**STRICTLY PRIVATE & CONFIDENTIAL  
INDICATIVE PURPOSES ONLY**



**TOWN CENTRE INVESTMENT**

- > 99.68 SQM (1,073 SQ.FT).
- > CITY CENTRE LOCATION.
- > ATTRACTIVE FRONTAGE ONTO DUNFERMLINE'S PRIMARY THOROUGHFARE.
- > PASSING RENT £12,000 PER ANNUM.
- > UNEXPIRED TERM OF APPROXIMATELY 9 YEARS.
- > PRICE: **OIRO £145,000 ARE INVITED**
- > NET INITIAL YIELD: 8.13% AFTER ALLOWING FOR PURCHASER'S COSTS

**INVESTMENT SALE**

**11 HIGH STREET, DUNFERMLINE, KY12 7DL**

**CONTACT:** Adam Honeyman MA (Hons) MRICS [a.honeyman@shepherd.co.uk](mailto:a.honeyman@shepherd.co.uk)  
Gavin Russell BSc (Hons) MRICS [g.russell@shepherd.co.uk](mailto:g.russell@shepherd.co.uk)

0141 331 2807 - 07720 466 035  
01383 772337 - 07881366079



**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 city 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 well located on the pedestrianised section of Dunfermline High Street near the corner junction with Kirkgate and Bridge Street.

Surrounding occupiers include Cancer Research and a number of local operators, with Dunfermline’s Kingsgate Shopping Centre and Bus Station within short walking distance.

**DESCRIPTION**

The subjects form the ground floor of a 2 storey and attic stone tenement. The property benefits from a large glazed display frontage onto High Street.

Internally the unit provides a large open plan sales area to the front of the property, along with staff w/c facilities.

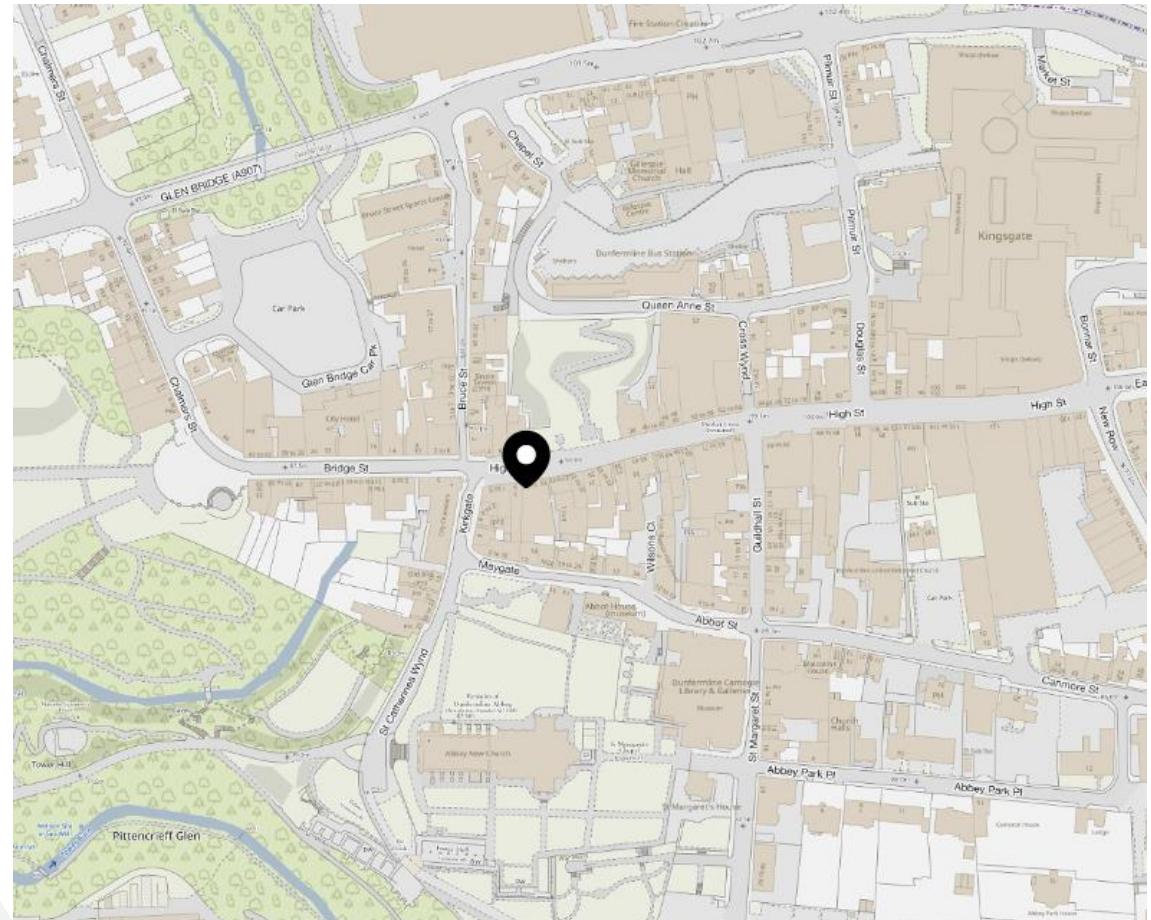
**LEASE TERMS**

The subjects are currently let on full repairing and insuring lease terms. The passing rent is £12,000 per annum, with the lease expiry on 9<sup>th</sup> June 2033. The lease is subject to a rent review on 9<sup>th</sup> June 2028.

**ACCOMMODATION**

We have been provided with the following floor gross internal floor areas.

	<b>SqM</b>	<b>SqFt</b>
Ground Floor	99.68	1,073
<b>TOTAL</b>	<b>99.68</b>	<b>1,073</b>





## RATING

The subjects are entered in the current Valuation Roll with a rateable value of £7,300. The rate poundage for 2024/2025 is 49.8p.

## SALE PRICE

Offers in the region of **£145,000** are invited for our client's heritable interest in the subjects. A sale price at this level reflects a Net Initial Yield of 8.13% after deducting purchaser's costs.

## EPC

A copy of the Energy Performance Certificate can be made available upon request.

## LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT. The subjects are not currently elected for VAT purposes.

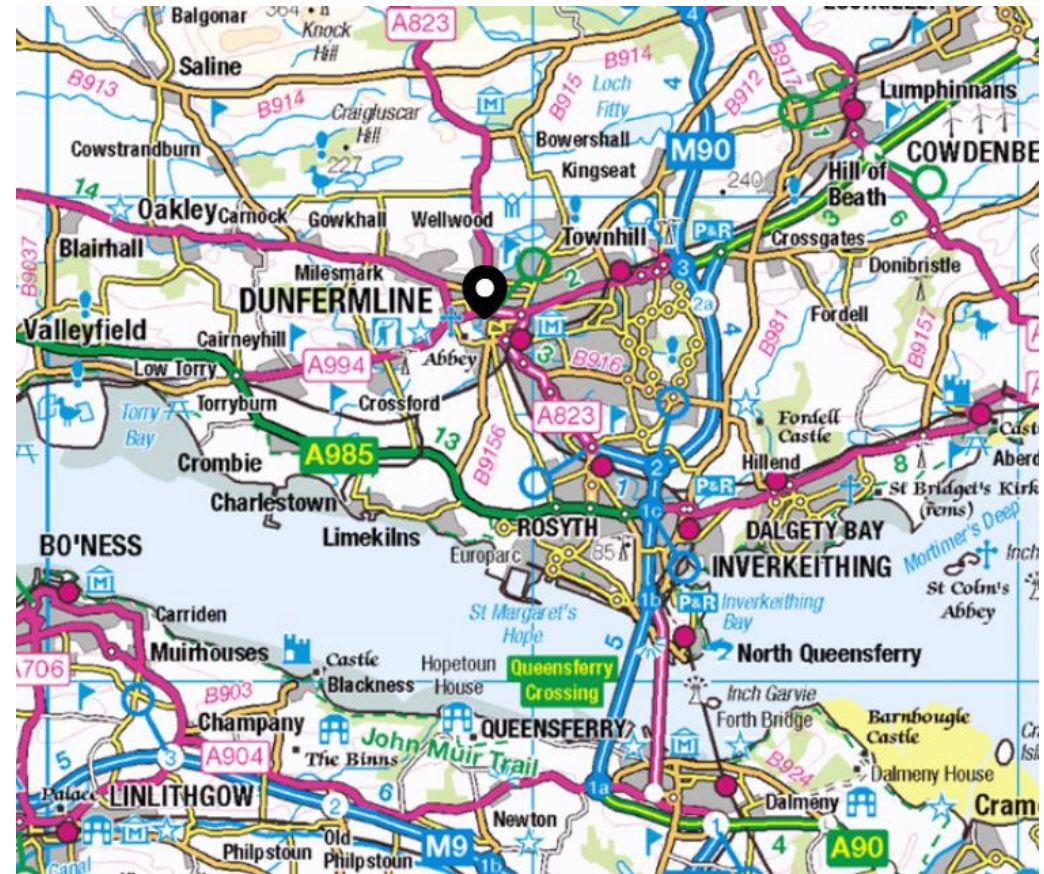
## PLANNING

We understand that the property has Class 1A (Retail) Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect

## 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.

## 11 HIGH STREET, DUNFERMLINE



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

**Shepherd Chartered Surveyors – The Signature Building, 8 Pitreavie Court, Dunfermline, KY11 8UU**

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

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