



**LARGE RETAIL UNIT  
(CAPABLE OF SUB-DIVISION)**

- > **PROMINENT LOCATION ON  
DUNFERMLINE HIGH STREET**
- > **RENTAL OFFERS OVER  
£40,000 PER ANNUM**
- > **TOTAL NET FLOOR AREA  
1,231.96 SQM (13,261 SQFT)  
OVER 3 FLOORS**
- > **INCENTIVES AVAILABLE**

**TO LET**

**63-71 HIGH STREET, DUNFERMLINE, KY12 7DL**

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ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	576.92	6,210
Basement	532.51	5,732
First Floor	122.53	1,319
<b>TOTAL</b>	<b>1,231.96</b>	<b>13,261</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.

Gross Frontage	18.14m	(59'6")
Shop Depth	31.98m	(104'11")



## 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 in the pedestrianised precinct on Dunfermline High Street in a central location near the corner junction with Guildhall Street.

Surrounding occupiers include Wetherspoons, Poundstretcher, Primark and Sports Direct, with Dunfermline's Kingsgate Shopping Centre and Bus Station close by.

## DESCRIPTION

The subjects comprise a sizeable fitted retail store with sales accommodation on ground floor level with staff accommodation at first floor and extensive basement storage.

The ground floor is currently sub-divided however reconfiguration or further sub-division may be possible to suit specific tenants' requirements.

## EPC

The property has an EPC Rating of 'E'.

A copy of the EPC Certificate/Report can be provided if required.

## TERMS

Our client is seeking to secure a term in excess of 3 years on a Full Repairing and Insuring basis.

## RENTAL

Our client is seeking rental offers in excess of £40,000 per annum (exc. VAT).

## RATING

We have been advised the premises have been entered into the Valuation Roll at a Rateable Value as follows;

Rateable Value: £74,000.

UBR 2024/2025: £0.498

Rates Payable £37,814

## MONEY LAUNDERING

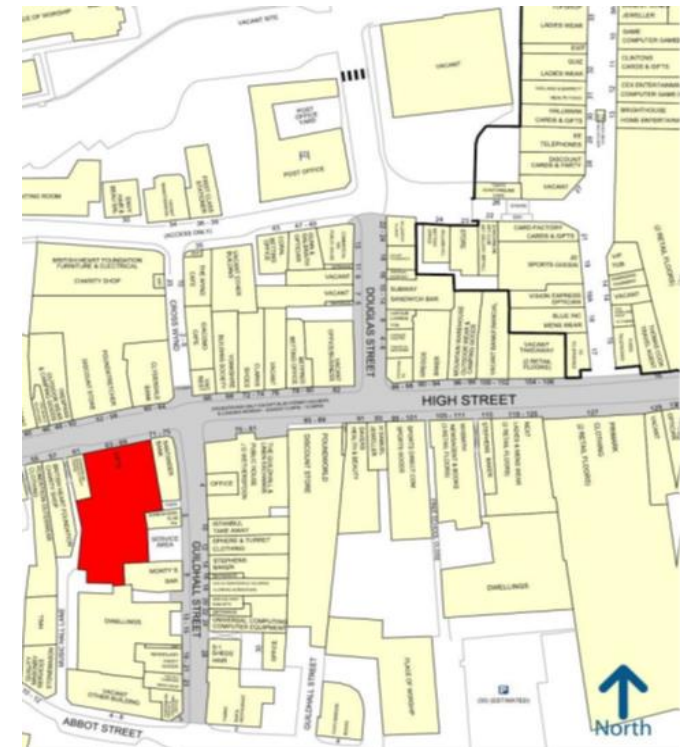
The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective 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 may be applicable.

## LEGAL COSTS

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



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

**Gavin Russell – J&E Shepherd**

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