

TO LET
RETAIL/SALON

**GRAHAM
SIBBALD**



18 Guildhall Street,
Dunfermline,
KY12 7NS

- Good quality Retail/salon opportunity
- Attractive and brightly presented accommodation
- High footfall area adjacent to busy High Street
- Net internal area extends to 40.29 sq. m (435 sq. ft)



To arrange a viewing please contact:



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LOCATION

Dunfermline has a resident population of circa 50,000 and is considered one of the main commercial centres within the Fife region. It received City status in 2022 and has been subject to substantial and increased expansion over the last two decades with the Dunfermline Eastern Expansion being a key project providing substantial amounts of housing, leisure and retail developments.

Edinburgh lies approximately 17 miles to the south via the Queensferry Crossing and M90 with Perth lying approximately 30 miles and Dundee approximately 50 miles to the north. Train and bus services are available at Dunfermline City Centre which provides local, regional and national connections.

More specifically, the unit is located on the east side of Guildhall Street, lying between the junctions of High Street to the north and Canmore Street/Abbot Street to the south.

This is an attractive central City location with high levels of passing footfall and in near proximity to the pedestrianised part of the High Street where national occupiers such as Next, Primark, Marks & Spencer and Sport Direct amongst others. The City's Kingsgate shopping centre lies nearby also.

DESCRIPTION

The subjects comprise an attractive and brightly presented open plan retail unit/hair salon with kitchen/staff and toilets located to the rear.

It has tiled overlay to floors and lower walls with upper walls and ceilings being provided in painted plasterboard finishes.

Natural light is provided by the retail display frontage which is supplemented by artificial lighting in the form of LED inset spotlight fixtures and ceiling mounted strip batons.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Net Internal Area basis in the order of:

Net Internal Area — 40.29sq m. (435 sq ft.)

RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £8,000.

RENTAL PRICE

£12,000 per annum, exclusive

VIEWINGS

By appointment only with the sole letting agents.

LEGAL COSTS

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

VAT

All costs are exclusive of VAT. Interested parties should satisfy themselves to the payment of VAT

EPC

The subjects have an EPC Rating of B -21. A copy of the EPC can be made available upon request.

IMPORTANT NOTICE

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