



ime DJK Group Ltd  
12 Home Street  
Edinburgh  
EH3 9LY

**To Let**  
£50,000 per annum

## 2 Rannoch House, Dumfermline KY12 7UW

Class 10 Premises

T: 0131 629 5050 | E: [commercial@imedjk.co.uk](mailto:commercial@imedjk.co.uk) | [www.imedjk.co.uk](http://www.imedjk.co.uk) | Follow us @imeproperty

---

## Location

Rannoch House is situated at the junction of Comely Park and New Row in a mainly residential district of Dunfermline. The town centre itself is only a few minutes walk away with a wide range of High Street occupiers like Costa Coffee, Santander, Next and Primark.

Dunfermline is a popular commuter town less than 20 miles from Edinburgh city centre. It offers schooling at primary, secondary and college levels and there is a wide range of local amenities to support a growing population.

Transport connections are excellent with Dunfermline Town railway station only 0.5 miles to the south of the property. The M90, meanwhile, leading to the Queens Crossing

is only 5 miles away.

## Description

The subject is an extensive stone built detached Victorian villa occupying a corner plot of approximately 0.61 acres. Formerly occupied by a department of Fife Council, the opportunity is now available with the benefit of planning consent for a children's day nursery (94 maximum places) A nursery occupier took occupation just before the lock down and it couldn't get off the ground, an experienced nursery operator would be best fitted for this location.

The property is configured over three floors with many of the rooms enjoying high ceilings and retaining their period features. The mature landscaped grounds are very pleasant and ideally suited for the intended use whilst there is also car parking for approximately 25 vehicles.

Incentives are available to get the building back to a useable condition, as well as a nursery this property would suit a health/medical centre, education centre, HMO Occupier, Community Hub and a whole lot more

## Town Planning

The former planning consent for a children's day nursery can be viewed on the planning portal on the Fife Council website using reference: 15/00384/FULL

---

## Lease Terms

Our clients are seeking £50,000 per annum to let the premises on a new Full Repairing and Insuring (FRI) lease for a term to be agreed.

## Rateable Value

According to the Scottish Assessors website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £49,500. The uniform business rate for 2023 is £0.49 pence in the pound.

Nurseries in Scotland can qualify for 100% rates relief.

## Entry

Upon completion of a formal missive under Scots Law.

## Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

## Viewing and Further Information

By appointment through the sole letting agent, ime DJK Group Ltd.

## Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area:

Total: 557sq. m (6,000 sq. Ft)

## Rent

A new FRI lease is available for £10,500 per annum.

## EPC

The Energy Performance Certificate rating is currently Pending

## Utilities

The property is served by mains electricity, Gas and water.

---

### IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - ime DJK Group Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 term of them.

The vendors or lessors do not make or give, and neither do ime DJK Group Ltd for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.