

DM HALL

TO LET

Office Premises

**Ground Floor
27 Canmore Street
Dunfermline
KY12 7NU**



**76.31 SQ.M
821 SQ.FT**

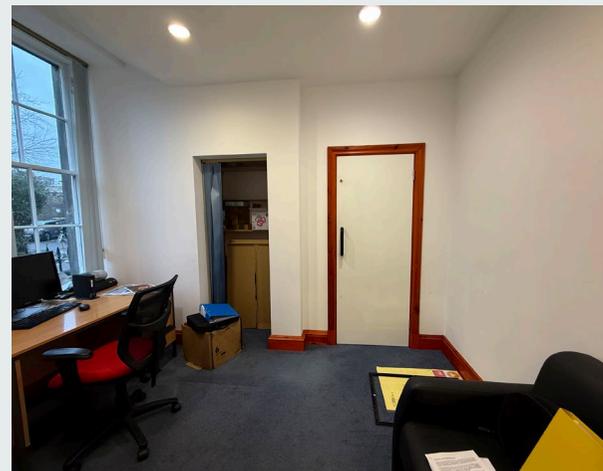
Property Details

- Ground floor office
- 2 dedicated parking spaces to the rear
- Prominent position within Dunfermline City Centre
- Glazed frontage to Canmore Street
- May qualify for 100% Rates relief
- Rental offers in the region of £12,000 per annum invited

LOCATION:

Dunfermline is one of Fife's principal centres of commerce, with a population of 55,000 and a catchment area exceeding 150,000 people. The city occupies a key location within Fife, situated several miles north of the Queensferry Crossing, the Forth Road and Rail Bridges and adjacent to the M90 motorway.

The subjects occupy a prominent position on Canmore Street, one of the City's popular office locations. It forms part of a larger building shared with a local surveying practice and beauticians with a number of other retail, licenced and office users immediately nearby. It benefits from easy access to the City's primary High Street, lies within walking distance to the Rail Station and Bus Stations and also, many of the City's pay and display car parks.



Property Details

DESCRIPTION:

The subjects comprise a self contained office forming a single storey section of a larger, Georgian Villa. It is of stone construction under a pitched and slated roof and benefits from access both from Canmore Street itself and from a fire escape to the rear with stairs to the car park.

The property benefits from a highly visible frontage with timber/glazed windows providing natural daylight and additional advertising space.

Internally it provides a main reception area, 3 private offices, tea prep and WC facilities.

It also benefits from 2 dedicated parking spaces located within a shared parking area to the rear. It is fully surfaced and accessed directly from Abbey Park Place.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition,

Unit	SQ M	SQ FT
Ground floor office	76.31	821

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request however the rating is G (164).

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £8,100 per annum.

This could allow the subjects to qualify for 100% Rates Relief under the Small Business Bonus Scheme subject to an occupiers individual circumstance.

LEASE TERMS:

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

RENTAL:

Offers in the region of £12,000 per annum exclusive are invited.

LEGAL COSTS:

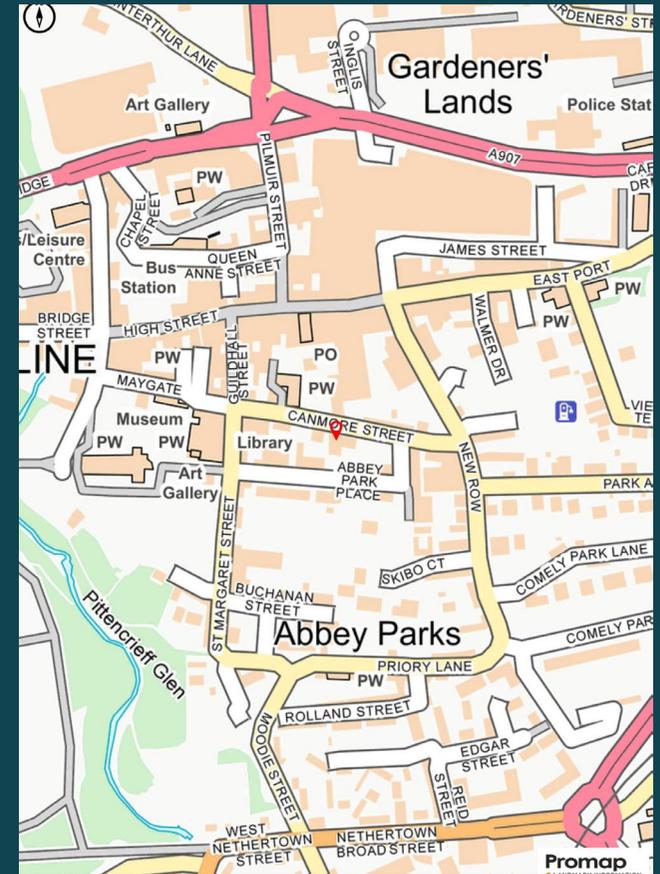
Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-



Make an enquiry

Leigh Porteous

Paul Carr

DM Hall Agency Department

27 Canmore Street
Dunfermline, KY12 7NU

01383 604 100 (Agency Department)

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