

# DM HALL

## To Let

**Industrial Garage/  
Workshop**

**Upper Millhill Garage,  
Upper Millhill Street,  
Dunfermline  
KY11 4SP**



**101.43 SQ M  
1,089 SQ FT**

# Property Details

- Garage/Workshop with dedicated yard
- City centre location
- 101.43 SQM (1,089 SQ FT) GIA. Total site area 0.03 hectares (0.08 acre)
- Offers over £6,000 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.

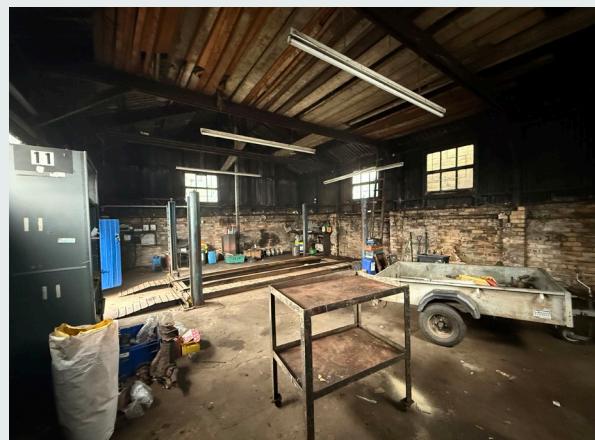
The property is situated in a secluded position behind private housing on Upper Millhill Street, on the south-eastern periphery of the city centre. Access to the subjects is from Upper Millhill Street via a single-track lane. The immediate vicinity of the subjects is principally of residential character, although the Royal Mail sorting/delivery office is situated immediately to the north of the subjects and Dunfermline City railway station is a short walk away.

The approximate location of the subjects is shown on the plan below.

## DESCRIPTION:

The property comprises a small industrial/garage building contained within its own dedicated, secured yard area.

The main building, which is an open-plan workshop/store, is formed by brick walls with corrugated cement fibre sheeting/corrugated metal sheeting to eaves height of approximately



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4 metres. There are 2 large, timber sliding doors for loading purposes within the front elevation, and the main building is surmounted by a single pitched roof which is similarly clad in corrugate cement fibre sheeting.

A further adjoining L-shape building of smaller height has been constructed to the front of the main building. This is of stone and concrete block construction surmounted by a mono-pitched roof laid in cement fibre sheet cladding. Timber framed and single glazed windows throughout.

The buildings are set within a small yard, which is generally flat and level in nature and comprises compacted soil with some areas of concrete hardstanding. Boundary features include timber fencing and stone walls.

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross internal basis and is as follows:

FLOOR	SQ M	SQ FT
Ground	101.43	1,089

## LEASE TERMS:

The property is offered on a standard Full Repairing and Insuring lease for a period to be negotiated.

## RENTAL:

Offers of £6,000 per annum exclusive are invited.

## ENERGY PERFORMANCE:

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

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £2,850 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

## LEGAL COSTS:

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

## VAT:

All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-



## ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

## Make an enquiry

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Roddy Craig

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## DM Hall LLP

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