

DM HALL

To Let

Former Takeaway
Premises

20 Hospital Hill
Dunfermline
KY11 3AT



53.12 SQ.M —
572 SQ.FT

Property Details

- Former takeaway with prominent main road frontage
- Can be utilised as a takeaway or retail
- Low Rateable Value may qualify for 100% rates relief
- Car park immediately adjacent
- NIA approx. 53.12 sq.m (572 sq.ft)
- 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 Hospital Hill, situated on the northern side in a parade of similar premises. It lies just south of the St Leonards roundabout providing access to the City Centre, Asda superstore and other local amenities.

The street provides a mix of occupiers and benefits from an excellent residential catchment surrounding. Nearby operators include Shadow Blinds, Fireaway Pizza and a convenience store.

DESCRIPTION:

The subjects comprise a former takeaway arranged over the ground floor of a single storey, end terraced building. It is of brick construction, rendered externally under a flat roof clad in profile metal.



