

DM HALL

To Let

Industrial

95 Campbell Street,
Dunfermline,
KY12 0QW



891.74 SQ.M —
9,597 SQ.FT

Property Details

- Good quality garage/industrial premises
- Potentially suitable for other uses subject to planning
- Prominent city centre location adjacent to Carnegie Drive Retail Park
- Secure yard with capacity for up to 16 vehicles
- Rent offers over £50,000 pax exclusive
- Gross internal area 891.74 sq m (9,597 sq ft)

LOCATION:

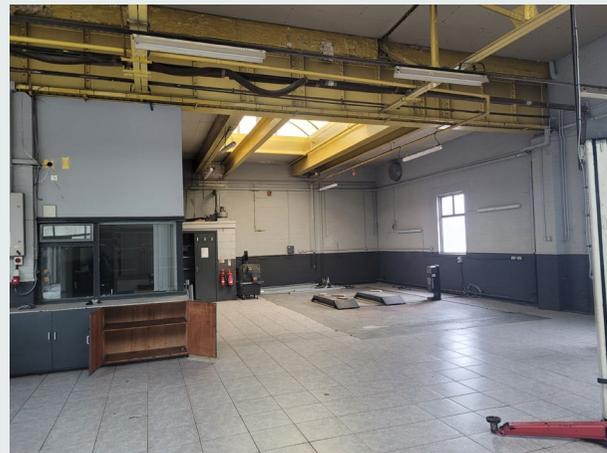
The property is situated on the southern side of Campbell Street on the northern periphery of Dunfermline City Centre.

The location is immediately adjacent to Carnegie Drive Retail Park and Campbell Street adjoins Pilmuir Street, one of the City Centre's main arterial road routes a short distance away.

The immediate vicinity of the property is of mixed commercial, leisure and residential uses with nearby occupiers including Carnegie Leisure Centre, CR Smith and the a whole range of retail occupiers both within the aforementioned retail park and the city centre itself which is a short walk to the south.

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 location of the property is shown on appended plan.



Property Details

DESCRIPTION:

The building comprises a substantial workshop of brick construction with a part flat and part pitched roof. To the front of the building is a yard formed of concrete hard standing with capacity of up to 16 cars.

Internally the accommodation comprises large open workshop with ancillary areas to the side. The building has historically been used for vehicle repair purposes but is suitable for a range of industrial and potentially other types of use, subject to planning. There are two large roller shutter doors to the front elevation.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis as follows.

Unit	SQ M	SQ FT
Ground floor	891.74	9,597

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request, and the rating is E (64).

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £29,500 per annum to be effective from 1st April 2026.

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 of £50,000 per annum exclusive are sought.

VAT is not payable on the rent.

LEGAL COSTS:

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

VAT:

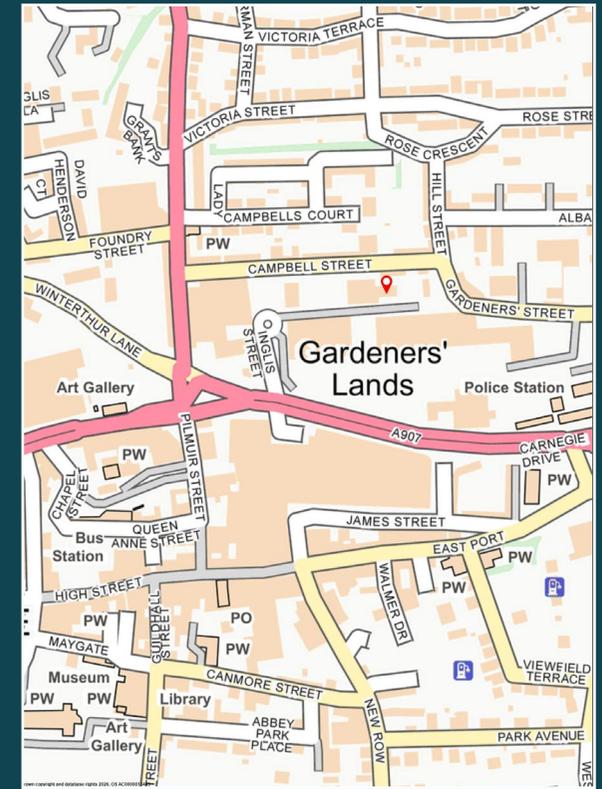
All prices quoted are exclusive of VAT which may be chargeable.

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.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-



Make an enquiry

Strictly by contacting the sole selling agents

Paul Carr
Leigh Porteous

fifetaysideagency@dmhall.co.uk

DM Hall LLP

27 Canmore Street
Dunfermline KY12 7NU

01383 604 100 (Agency Department)

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