

DM HALL

For Sale

For Sale - Vehicle
Repair Garage
Investment

Unit C, 24 - 42
Gardeners Street,
Dunfermline, KY12
ORN



2,881 sq ft
(267.65 sq m)

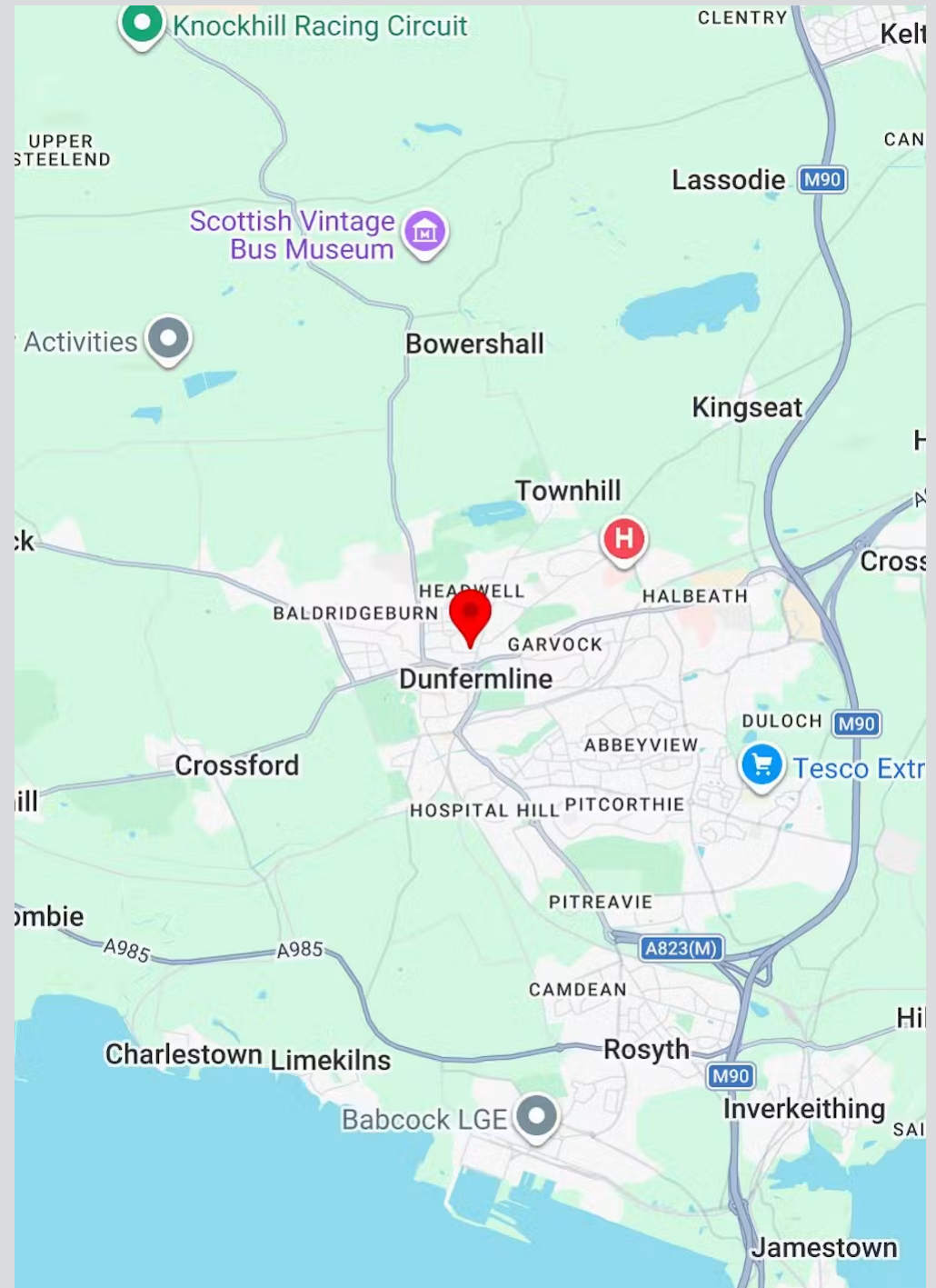
- Car garage investment located in prominent position in Dunfermline City Centre
- 25 year lease from 15/04/2021
- Annual rental payable of £18,000 - £6.25 per sq.ft
- Well presented, good quality garage investment
- On site yard and parking provision
- Gross Yield of circa 8.2%
- Offers in the region of £220,000 plus VAT are invited

DESCRIPTION

The subjects comprise a semi detached, single storey industrial workshop currently trading as a vehicle repair workshop. The larger unit forms an L shape building around a surfaced parking/yard area with the sale property fronting directly onto the car park and Gardeners Street itself.

The building is of brick/block construction, rendered externally under a pitched roof clad in profile metal sheeting. Access is by a roller vehicle entrance door or pedestrian pass doors.

The property also benefits from a shared parking/yard area to the front which is fully surfaced and delineated for parking with the subjects benefiting from circa 6 dedicated spaces and direct access to their vehicle entry point.



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 Gardeners Street, lying within the main Dunfermline City Centre. They are located just behind the Carnegie Retail Park which is home to Puregym, Matalan and B & Q. They front directly onto Gardeners Street and benefit from a range of operators nearby including C R Smith, Sitech Racing and Taylor Sullivan Funeral Directors.

TERMS

The subjects are offered for sale at offers over £220,000 plus VAT. Offers should be submitted directly to the sole selling agents.

LEGAL COSTS

Each party is to be responsible for their own legal costs.



LEASE DETAILS

The lease is to Profix Auto Care Ltd having been assigned in December 2024. The lease is of a Full Repairing and Insuring design incorporating Rent Reviews on a 5 yearly basis. The current passing rental is £18,000 equating to approx £6.25 per sq.ft. There is an outstanding Rent Review from April 2026 which can be instigated.

EPC

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

LEGAL COSTS

Each party to bear their own costs

VAT

Applicable

NON-DOMESTIC RATES

Rateable Value: £14,100

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole 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.

DM HALL



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Make an enquiry

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PROPERTY REF: ESA3704

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