

## **TO LET / MAY SELL**

**ATTRACTIVE RETAIL PREMISES WITH EXCELLENT DISPLAY FRONTAGE**

**7 HIGH STREET, DUNFERMLINE, KY12 7DL**

- PROMINENT TOWN CENTRE LOCATION
- EXTENDS TO 120 SQ M (1,290 SQ FT)
- RATEABLE VALUE £7,100 – QUALIFIES FOR 100% RATES RELIEF
- SUITABLE FOR A VARIETY OF USES

**RENT £15,000 PER ANNUM | SALE PRICE £150,000**





**LOCATION**

The subjects are situated on the south side of Dunfermline High Street close to the junction with Kirkgate. The immediate surrounding area is popular with a number of Hairdressers, Barbers and Licensed premises. Public parking is available in the nearby Chalmers Street car park.

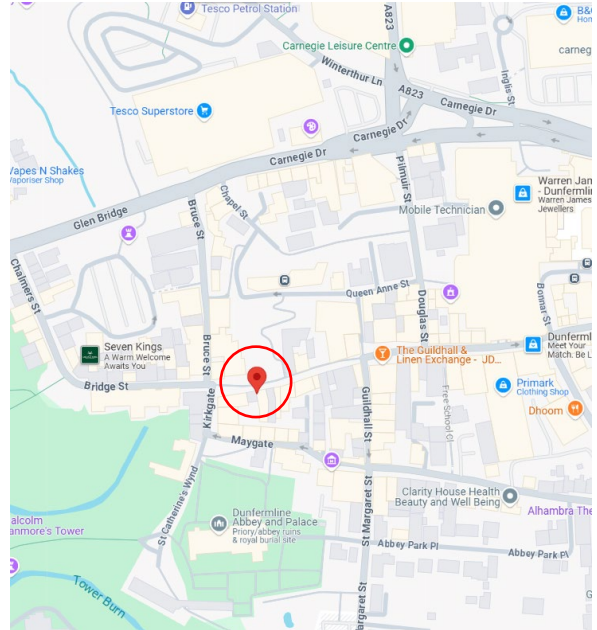
**DESCRIPTION**

The subjects comprise an attractive retail unit forming part of a busy retail thoroughfare. Internally the accommodation comprises a well proportioned front shop/sales area with raised rear area and basement/storage space together with WC.

**ACCOMMODATION**

The property has the following Net Internal Areas:

Front Shop	71.67 m <sup>2</sup>	771 ft <sup>2</sup>
Raised Area	35.85 m <sup>2</sup>	386 ft <sup>2</sup>
Basement	12.32 m <sup>2</sup>	133 ft <sup>2</sup>
<b>Total</b>	<b>119.84 m<sup>2</sup></b>	<b>1,290 ft<sup>2</sup></b>



**EPC**

Further details are available on request.

**RATES**

We understand that the property is entered in the Valuation Roll with a Rateable Value of £7,100. Under the current Small Business Bonus Scheme, the property qualifies for 100% rates relief. Further information is available from [www.scotland.gov.uk](http://www.scotland.gov.uk).

**TERMS**

Rental offers in excess of £15,000 per annum (exclusive of VAT) are sought. £150,000 (exclusive of VAT) is sought for the sale of the property with vacant possession. Please note that VAT will be payable on the rent/price.

**LEGAL COSTS**

Each party will be responsible for their own legal costs. Any incoming tenant/purchaser will be responsible for any LBTT, Registration dues and VAT thereon.

**FURTHER INFORMATION**

For additional information please contact:

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