



TO LET – Subject to vacant possession 135 High Street, Dunfermline

PRIME RETAIL UNIT

- Opposite entrance to Kingsgate Shopping Centre
- Close to Marks & Spencer and Primark



**LOCATION**

Dunfermline is located north of the Forth Road Bridge, some 15 miles northwest of Edinburgh. It is one of Fife's principal commercial centres with a population of approximately 52,000 persons and a catchment of approximately 275,000 persons. The subjects are located within the pedestrianized section of the High Street, immediately opposite Kingsgate Shopping Centre. Nearby occupiers include **Marks & Spencer, Specsavers, Primark** and **Next**.

ACCOMMODATION

The unit is arranged over ground and basement floors and provide the following approximately dimensions and net internal floor areas:

Frontage	18/3	(5.6m)
Int' Width	18/8	(5.7m)
Depth	79/3	(24.2m)
Ground	1,390 sq ft	(129.1 sq m)
Basement	616 sq ft	(57.2 sq m)

LEASE TERMS

The subject premises are available by way of a new FRI lease subject to securing vacant possession. A rent of £55,000pa is sought.

SERVICE CHARGE

The current service charge is £1,512pa.

RATING

We are verbally advised by the Rates Authority that the current rateable value is £65,500 and the rates payable (2014/2015) are £30,960pa. Interested parties are advised to verify this with the Assessors Dept.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = F+

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in the transaction, however the ingoing tenant will be responsible for extract copies, Stamp Duty Land Tax and VAT thereon.

VAT

All rents and prices quoted are exclusive of VAT.

Viewing

Viewings can be arranged through the joint letting agents:

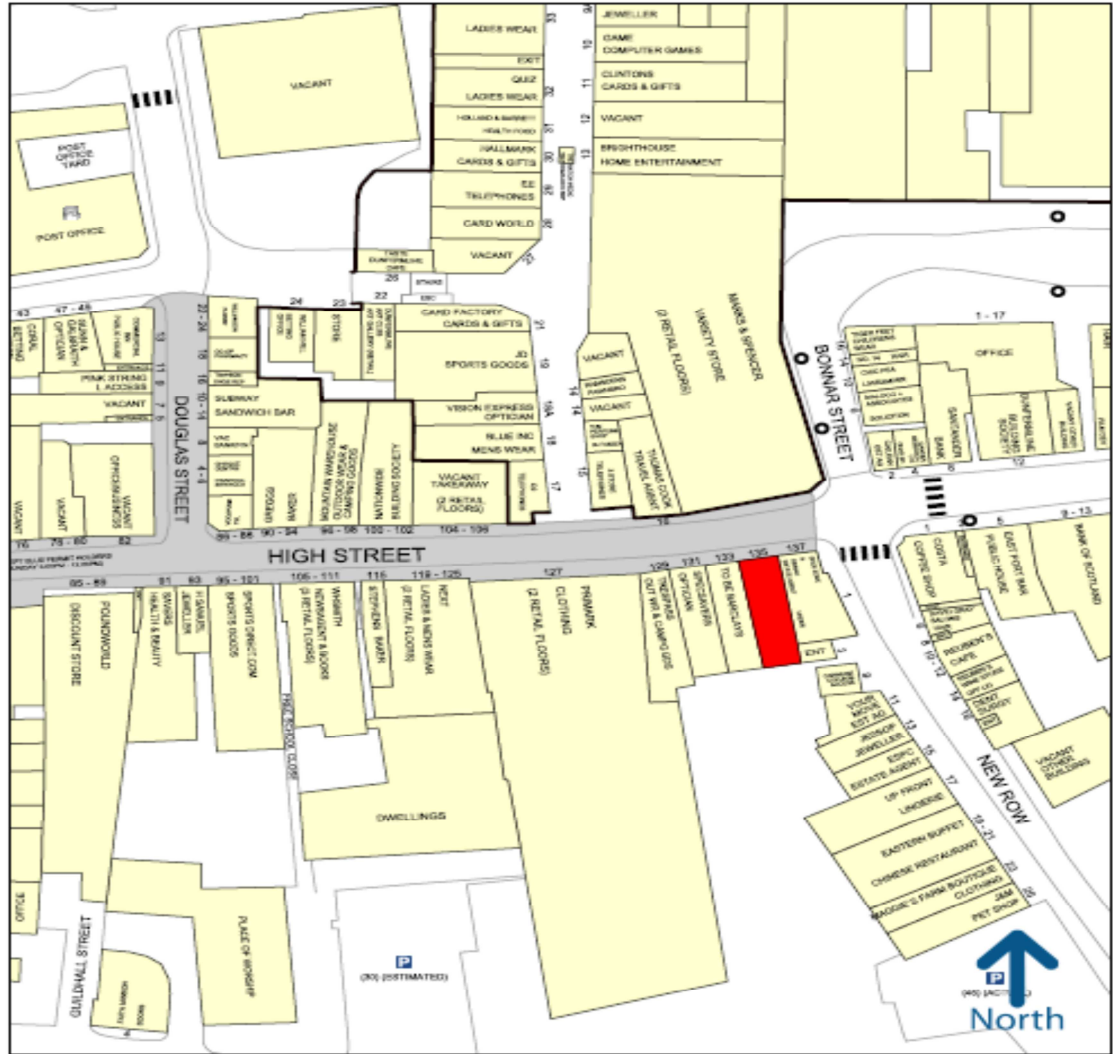
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Dunfermline



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