



To Let (Subject to Vacant Possession)

**48 High Street
Dunfermline**

- **Prominent Retail Unit**





Location

The town has a resident population of 55,000 persons and an estimated catchment of 140,000 people.

The property is situated on the pedestrianised stretch of Dunfermline High Street in a close proximity to Kingsway Shopping Centre. Surrounding occupiers include **Boots, Santander, Clydesdale Bank and M&Co Clothing**

Description

The subjects comprise a prominent retail premises arranged over ground and first floors of a 3 storey stone built building.

Accommodation

Floor	sq m	sq ft
Ground Floor	118.68	(1,955)
First Floor	56.01	(603)
Total Net Internal Area	237.69	(2,558)

Fundamentals

Rateable Value	£ 48,900
UBR	£ 0.51 (2016/2017)
Rates Payable	£ 24,939 per annum

Terms

The unit is available by way of a new Full Repairing and Insuring Lease at rental offers in excess of £25,000 per annum for the term to be agreed.

Energy Performance Certificate

Available upon request.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the preparation, negotiation in settlement of the transaction, including any stamp duty, or VAT chargeable thereon.

VAT

Unless stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

Viewings

All viewing and further information is via the joint letting agents.

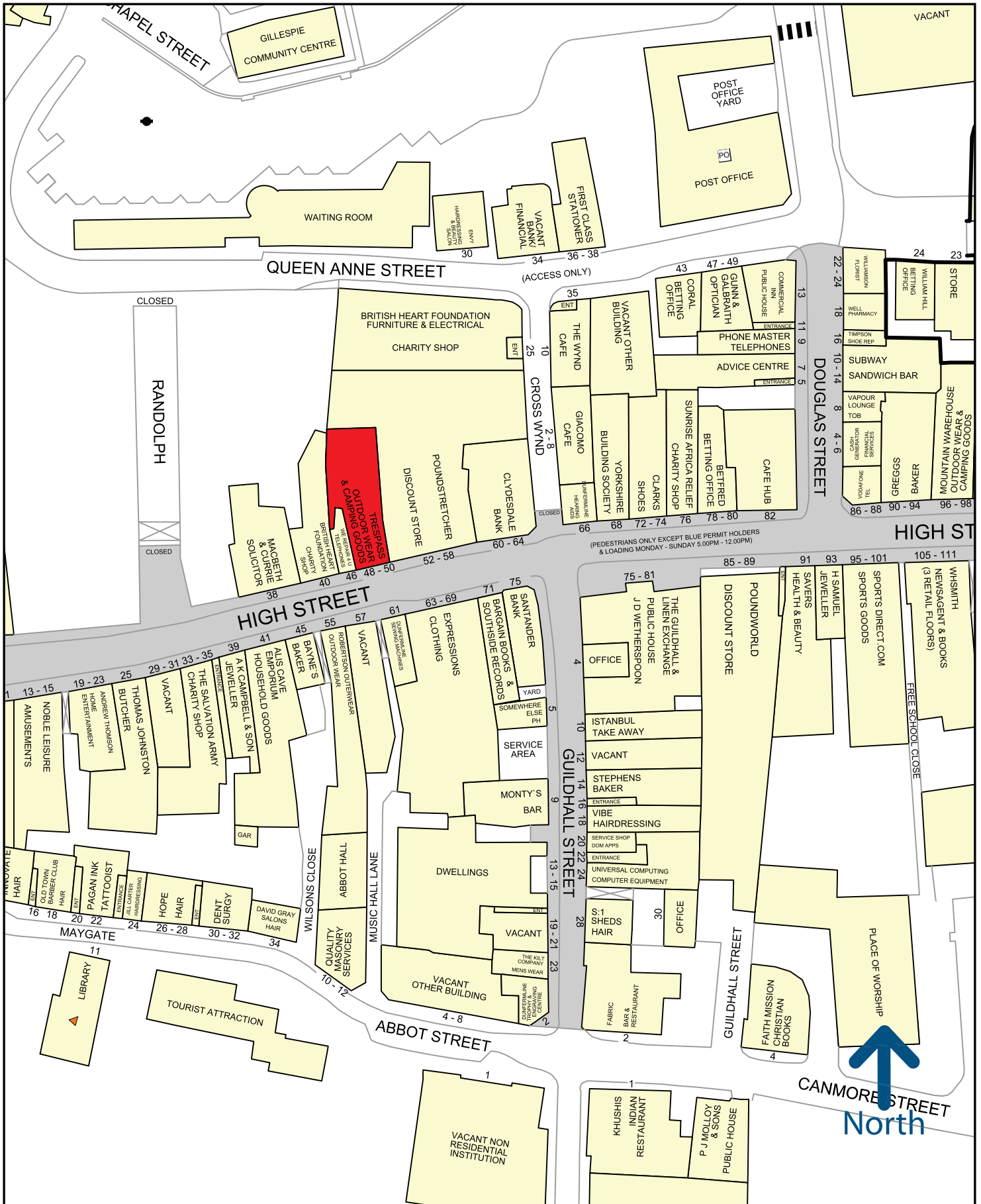


**BNP PARIBAS
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Subject To Contract
June 2016

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Experian Goad Plan Created: 13/09/2016
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