

TO LET

137 High Street
2,886 sq.ft

(268.1 sq.m)



M

137 HIGH STREET

Dunfermline
Fife
KY12 7DR

Nearby Occupiers Include

CAFFÈ NERO
PRIMARK®

Specsavers

FOR M&S

HIGH STREET

137 HIGH STREET

LOCATION

Dunfermline is located north of the Queensferry Crossing, some 15 miles north west of Edinburgh. It is one of Fife's principal commercial centres with a resident population in excess of 50,000 persons and a catchment population of approximately 275,000 people.

DESCRIPTION

The subject premises, configured over ground and basement levels, occupy a prominent corner position on High Street, a short distance from Kingsgate Shopping Centre, in close proximity to M&S, Primark, Specsavers, Pandora and Caffé Nero.

UNIT SIZE

Ground Floor: 1,975 sq.ft (183.5 sq.m)
Basement: 911 sq.ft (84.6 sq.m)
Total Area: 2,886 sq.ft (268.1 sq.m).

RENT

£50,000 pax + VAT.

RATEABLE VALUE

Rateable Value: £27,600. Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £2,546 pax + VAT.
Insurance: £1,428 pax + VAT.

EPC

A copy of the EPC will be made available as required.

PLANNING

Class 1A (Retail). It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



17

Retail Units On-Site



Ample

Parking Spaces



What Three Words

span.digit.script

HIGH STREET

SITE PLAN



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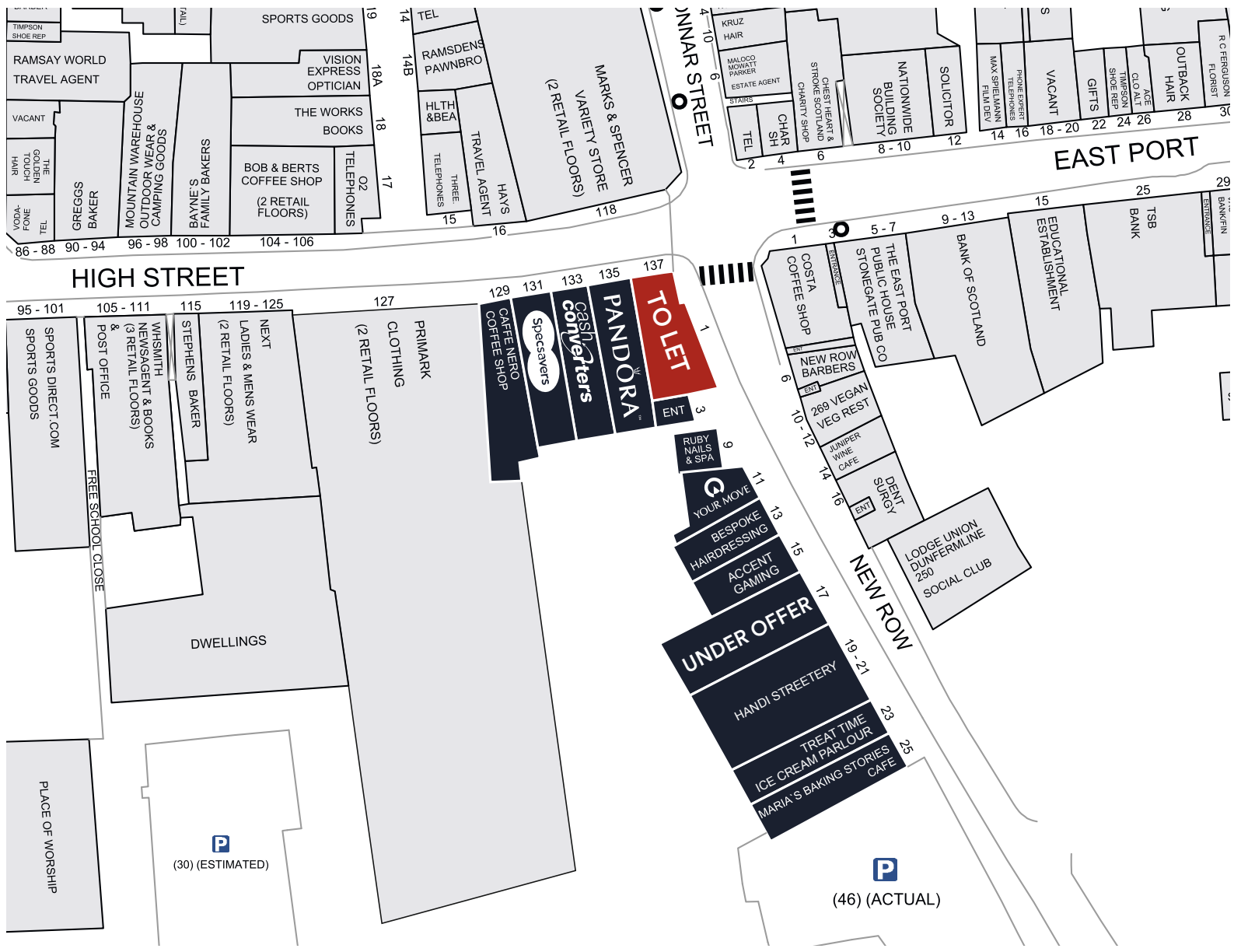


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Viewing
 Strictly via prior appointment
 with the appointed agent:



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