

LEASE DISPOSAL / TO LET 2 HOSPITAL HILL DUNFERMLINE KY11 3EU

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consultancy

Chartered Surveyors & Commercial Property Consultants

ON THE INSTRUCTIONS OF **GREGGS**

LOCATION

Dunfermline is situated approximately 17 miles north of Edinburgh and is the main shopping and commercial centre within West Fife benefitting from excellent transport links being located a short distance from the Forth Road Bridge and rail connections.

The premises are situated in a prominent roadside location fronting Hospital Hill which is a main arterial route that leads to and from Dunfermline town centre.

DESCRIPTION

The premises comprise a ground floor retail unit contained within a modern single storey purpose built roadside retail parade,

ACCOMMODATION

We estimate the property has the following approximate areas and dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Net Frontage	4.57 m	15 ft
Internal Width	6.55 m	21 ft 6 in
Built Depth	16.15 m	53 ft
Total Net Area	102.56 m ²	1,104 ft ²

Toilet accommodation is provided within the subjects.

LEASE DETAILS

The subjects are held on a Full Repairing & Insuring lease expiring 12th September 2020 at the passing rental of £19,500 per annum. There will be no further reviews prior to expiry.

ENTRY

By arrangement

EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.



RATES

We understand from our enquiries of the Scottish Assessors website that the premises have a rateable value of:

RATEABLE VALUE	£12,200
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CPC gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for any stamp duty, registration dues and Land & Buildings Transaction Tax (LBTT) incurred thereon.

VAT

All prices, rents and premiums quoted are exclusive of VAT at current rate.

VIEWING

All arrangements to view the premises are **STRICTLY** by prior arrangement.

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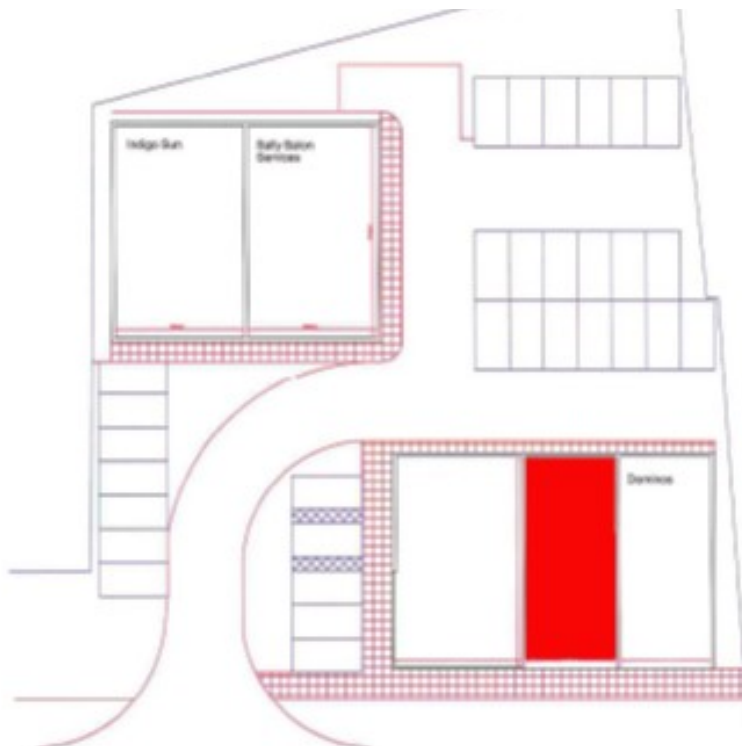
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Misrepresentation Act 1967

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