



TO LET

32 Duncan Crescent, Dunfermline, Fife, KY11 4BT

- ✔ Shop premises suitable for a range of Class 1A uses
- ✔ Part of a popular neighbourhood parade/close to local schools
- ✔ On periphery of Dunfermline city centre
- ✔ Flexible lease terms available with rent from £135 per week
- ✔ Approximate net internal area of 38 sq m (409 sq ft)



ALLIED SURVEYORS SCOTLAND

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LOCATION

Dunfermline is a city in Fife with a population of approximately 50,000 people. It is situated 15 miles north of Edinburgh and is readily accessible via the M9, which is the principal link between the Forth Road Bridge and the north of Scotland.

The subject property lies approximately two miles to the south-east of Dunfermline city centre in the Abbeyview area. Both Lynburn Primary School and Woodburn High School are within comfortable walking distance of the property.

The surrounding area is predominately residential but nearby commercial occupiers include: Medina Supermarket, House of Desserts, Sauro's Fish Bar and Stephen's Bakery.

DESCRIPTION

The subjects comprise of a single shop unit with a glazed frontage forming the ground floor of a 3-storey property.

The unit is versatile and has previously been used as a café/sandwich bar and fishmonger. It would suit a range of Class 1A uses such as a hair salon/barber, tattoo studio or small office.

Internally, the unit is split into three areas with an open shop area to the front and a back shop with separate kitchen and WC adjacent. Lighting is LED to the front shop with laminate flooring.

Metal roller shutters protect the entrance door and frontage and there is also ramped disabled access.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

38 sq m (409 sq ft)

RENT

Our client is seeking offers of £7,000 per annum (£135 per week) to grant a new lease.

LEASE TERMS

The subjects are made available on the basis of a new full repairing and insuring (FRI) lease for a term to be negotiated.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £5,500 effective 1st April 2023. The uniform business rate for the current year is 49.9 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is B.

A copy of the recommendation report is available on request.

ANTI-MONEY LAUNDERING

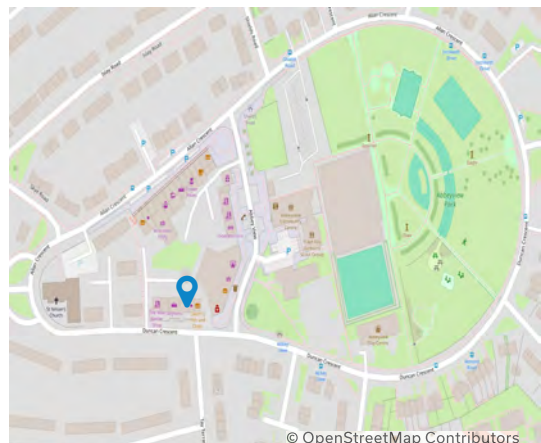
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland Ltd

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