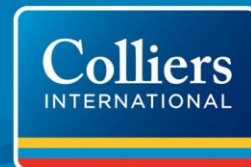


# TO LET

## LARGE RETAIL UNIT – CAPABLE OF SUB-DIVISION



63-71 High Street, Dunfermline KY12  
7DL

### CONTACT US

Viewing is strictly by prior appointment  
via the joint letting agents:

**Ross Wilkie**  
Retail Scotland  
+44 141 226 1075  
[ross.wilkie@colliers.com](mailto:ross.wilkie@colliers.com)

**John Duffy**  
Retail Scotland  
+44 141 226 1050  
[john.duffy@colliers.com](mailto:john.duffy@colliers.com)

**Or our Joint Agents:**

**James Murray**  
Culverwell  
0131 243 9614  
[jamesmurray@culverwell.co.uk](mailto:jamesmurray@culverwell.co.uk)

Property Ref:

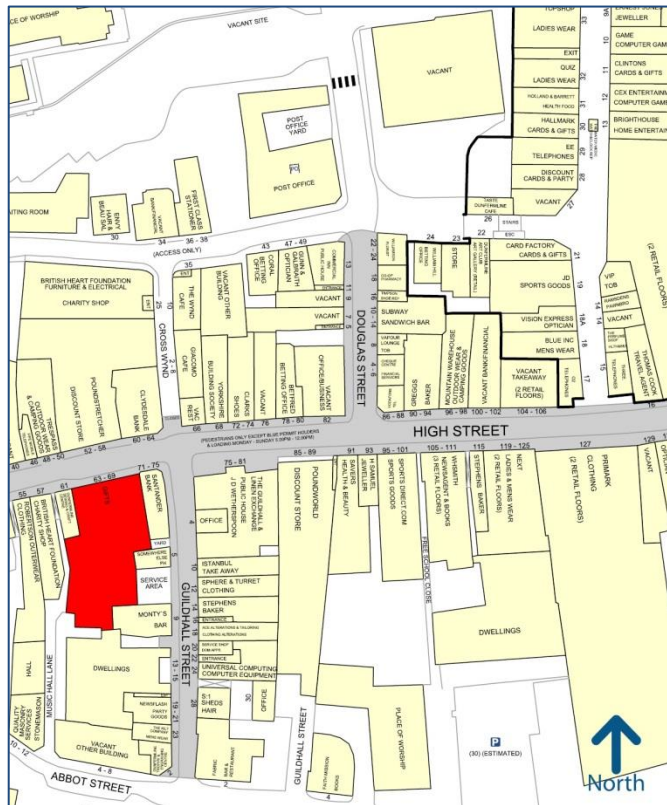
13,261 sq ft (1,231.96 sq m)

Colliers International  
Level 6, 2 West Regent Street  
Glasgow  
G2 1RW  
+44 141 226 1000

[www.colliers.com/uk/retail](http://www.colliers.com/uk/retail)

## LOCATION

Dunfermline is situated approximately 15 miles north of Edinburgh and is the largest town in west Fife with a population of approximately 50,000 persons. The property occupies a prominent location on the pedestrianised High Street. Nearby retailers include **Sports Direct**, **Next**, **Poundstretcher** and **Savers**.



## DESCRIPTION

The subjects comprise a sizeable fitted retail store with sales accommodation on ground floor level with staff/ancillary accommodation at first and basement levels.

## ACCOMMODATION

The subject unit provides the following approximate areas and dimensions:-

Gross Frontage	18.14 m	(59'6")
Shop Depth	31.98 m	(104'11")
Ground Floor (NIA)	576.92 sq m	(6,210 sq ft)
Basement (NIA)	532.51 sq m	(5,732 sq ft)
First Floor (NIA)	122.53 sq m	(1,319 sq ft)
<b>Total Net Floor Area</b>	<b>1,231.96 sq m</b>	<b>13,261 sq ft</b>

The subjects are capable of sub-division with more details available upon request.

## TERMS

Our client is seeking to secure a new 10 year FRI lease incorporating 5 yearly upward only rent reviews.

## RENT

Offers in excess of **£40,000 per annum exclusive** are invited.

## RATES

We have been verbally advised by the Assessors department that the premises are entered in the Valuation Roll as follows:

Rateable Value:	£87,000
UBR 2018/19:	£0.506
Rates Payable:	£44,022 pa

## EPC RATING

The property has an EPC Rating of 'E'. A copy of the EPC Certificate/Report can be provided if required.

## VAT

All prices, rents, etc. are quoted exclusive of Value Added Tax (VAT)

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

### Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

February 2019

Colliers International is the licensed trading name of Colliers International Property Consultants Limited. Company registered in England and Wales no. 7996509. Registered office: 50 George Street, London, W1U 7GA.

