

OFFICE FOR SALE

**HIGH STREET /
NEW ROW
DUNFERMLINE**

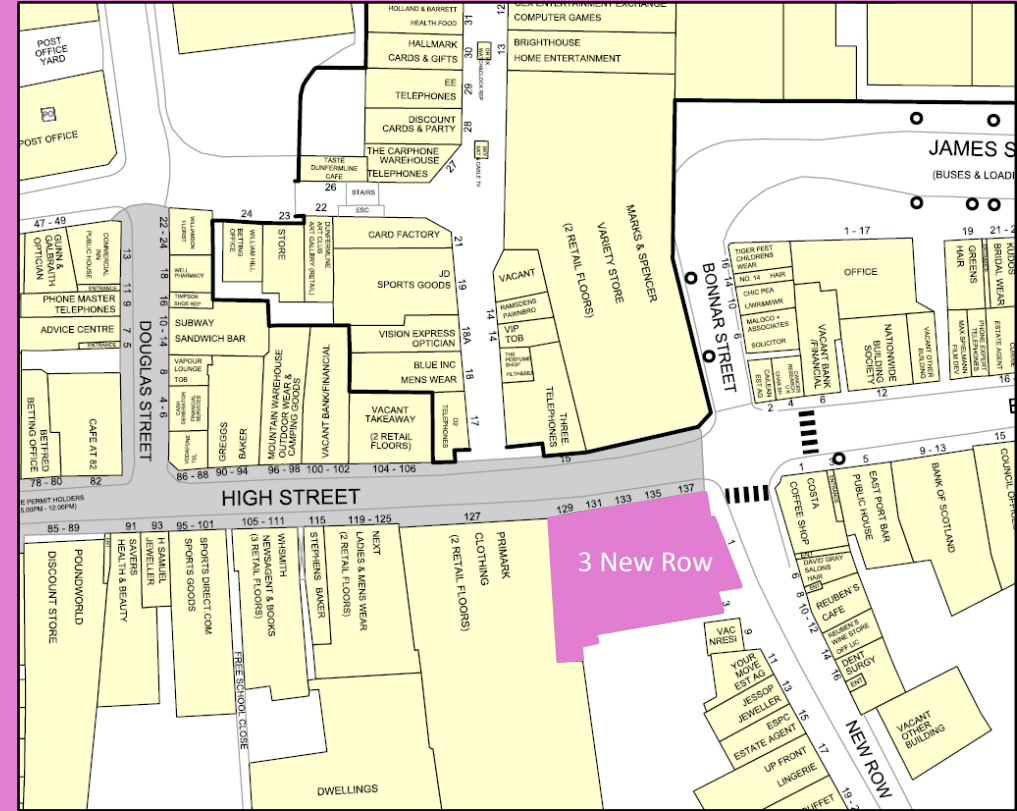
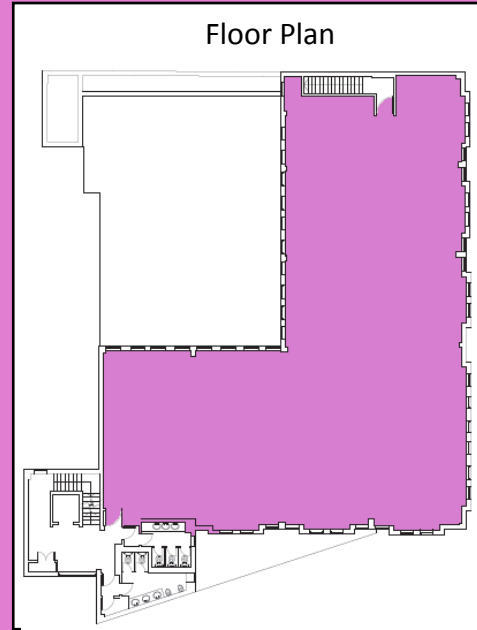
TIME TO OWN YOUR OWN OFFICE?

- 10,205 sq ft office for sale
 - 5,260 sq ft office available for owner occupation
 - 4,945 sq ft let & income producing
- Suitable for tax efficient SIPP purchase
- Potential returns in excess of 23%
- Offers in excess of **£200,000 + VAT**



CONSIDERATIONS

- Centrally located modern open plan office
- 1st floor let to Spec Savers Optical Superstore Ltd & Working Links (Employment) Ltd (4,945 sq ft)
- 2nd floor available for owner occupation (5,260 sq ft)
- Dedicated car parking spaces
- Passenger lift



Second Floor

FURTHER INFORMATION

For further information, EPC report, or to arrange an inspection please contact Reith Lambert:

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