

133
HIGH STREET
DUNFERMLINE
KY12 7EA

ORA

BARCLAYS

Opticians & Audiologists
Specsavers

TO LET

PRIME RETAIL
UNIT

ON THE INSTRUCTIONS OF

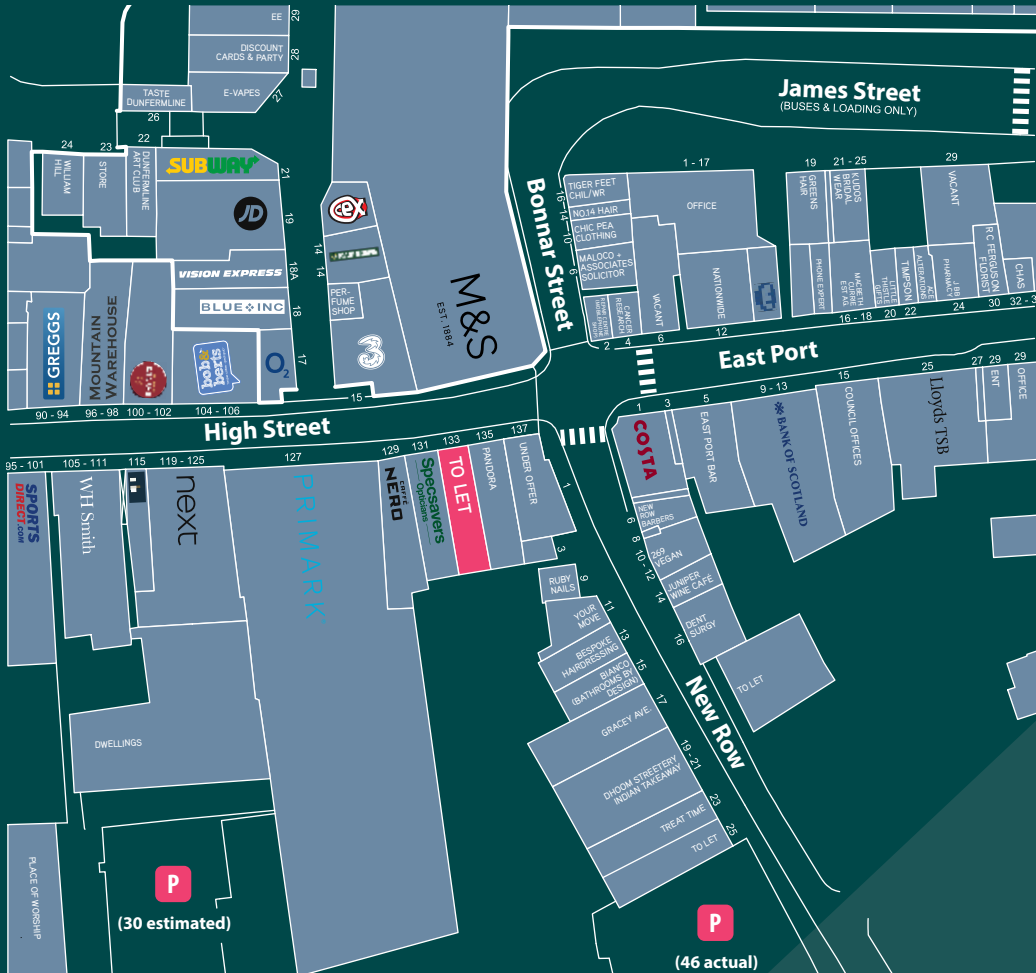
LCP

133 HIGH STREET DUNFERMLINE KY12 7EA

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.

The subject premises occupy a prominent position on High Street, a short distance from Kingsgate Shopping Centre, in close proximity to a number of national retailers including **M&S**, **Primark**, **Specsavers**, **Pandora**, **Caffè Nero** and **Costa**.



ACCOMMODATION

The premises comprise a retail unit configured over ground and basement levels, extending to the following approximate areas:

133 High Street		
Ground Floor	116.13 sq m	1,250 sq ft
Basement	59.27 sq m	638 sq ft
	175.40 sq m	1,888 sq ft

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RENT

Offers in excess of **£42,500 per annum exclusive** are invited.

SERVICE CHARGE

The current on account service charge for this unit is **£1,140 per annum exclusive**.

RATING

The rateable value of the property is as follows:

Rateable Value £30,600
Commercial Rate Pounding £0.498

(exclusive of water and sewerage rates)

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

TERMS

The subject property is available from **December 2023**, or earlier subject to vacant possession, and is offered on the basis of a new Full Repairing and Insuring lease of negotiable length.

VAT

All figures are quoted exclusive of VAT.

FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:

**Reith
Lambert**

Commercial Property Advisers

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USE

Class 1A (Retail).

EPC

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