

TO LET

137 High Street
2,886 sq.ft

(268.1 sq.m)



M

137 HIGH STREET

Dunfermline
Fife
KY12 7DR

Nearby Occupiers Include

CAFFÈ NERO
PRIMARK®

Specsavers

FOR M&S

HIGH STREET

137 HIGH STREET

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.

DESCRIPTION

The subject premises, configured over ground and basement levels, occupy a prominent corner position on High Street, a short distance from Kingsgate Shopping Centre, in close proximity to M&S, Primark, Specsavers, Pandora and Caffé Nero.

UNIT SIZE

Ground Floor: 1,975 sq.ft (183.5 sq.m)
Basement: 911 sq.ft (84.6 sq.m)
Total Area: 2,886 sq.ft (268.1 sq.m).

RENT

£50,000 pax + VAT.

RATEABLE VALUE

Rateable Value: £27,600. Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £2,546 pax + VAT.
Insurance: £1,428 pax + VAT.

EPC

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

PLANNING

Class 1A (Retail). It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



17

Retail Units On-Site



Ample

Parking Spaces



What Three Words

span.digit.script

HIGH STREET

SITE PLAN



George Kearney

020 7233 5255
07714 679202
GKearney@lcpproperties.co.uk



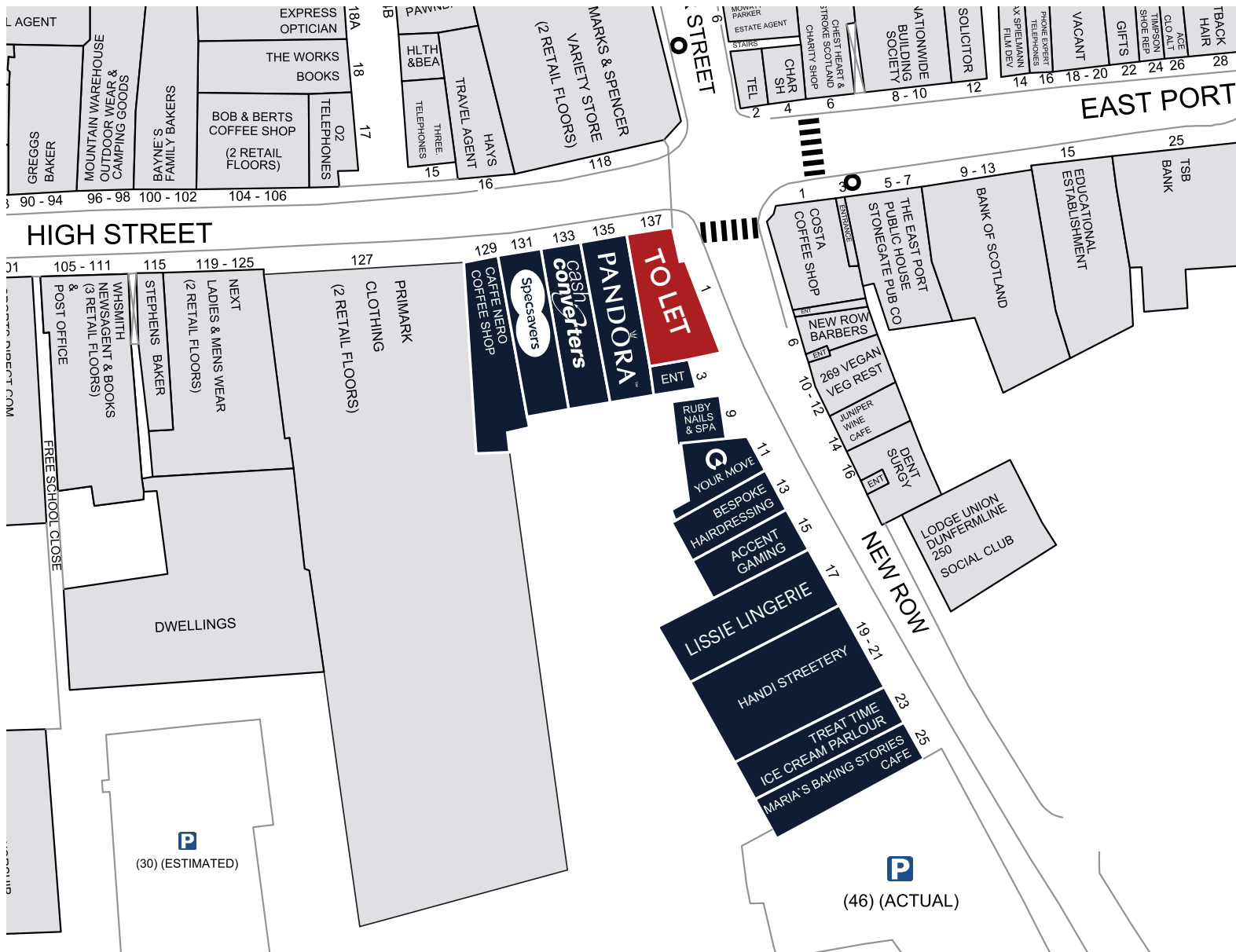
Alex Williams

01384 400123
07741 951843
AWilliams@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agent:

Reith Lambert
Commercial Property Advisers

Richard Ford
07834 791163
richard@reithlambert.co.uk



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of statistical information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on it. The particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.