

Clydesdale Bank, 64 High Street Dunfermline, Fife KY12 7DF

lot 19

Heritable Bank Investment

- Entirely let to Clydesdale Bank plc until 2024 (no breaks)
- Rent rebased and breaks removed in 2013
- Dunfermline is the largest retail town in Fife
- Prominent corner position on pedestrianised High Street
- Nearby occupiers include Poundstretcher, Clarks, Santander and Yorkshire Building Society

Rent
£76,500
per annum
exclusive



On behalf of
Trustees

Location

Miles: 18 miles north-west of Edinburgh
22 miles east of Stirling
Roads: M90, A92, A985
Rail: Dunfermline Town
Queen Margaret (40 minutes to Edinburgh Waverley)
Air: Edinburgh International Airport (11 miles south)

Situation

The property is situated in a prominent corner location on the northern side of the pedestrianised High Street, the town's main retailing street. Santander and JD Wetherspoon trade opposite with Poundstretcher next door and Clarks, Yorkshire Building Society, H Samuel, Sports Direct, WH Smith and Next nearby.

Tenure

Heritable (Scottish Equivalent of English Freehold).

Description

The property is a traditional sandstone building and is B listed. The building comprises a ground floor banking hall with offices at first and second floors. There are staff, storage and plant facilities at third floor level. A staircase accessing all floors is located to the rear of the property and there is a four person passenger lift within the banking hall.

VAT

VAT is not applicable to this lot.

Six Week Completion

Viewings

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis. Telephone: +44 (0)7718 899341.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking Hall	146.69 sq m (1,580 sq ft)	CLYDESDALE BANK PLC (1)	25 years from 30/09/1999 on a full repairing and insuring lease	£76,500	30/09/2024 (2)
First	Office	184.13 sq m (1,982 sq ft)				
Second	Office	133.59 sq m (1,438 sq ft)				
Third	Office	84.07 sq m (905 sq ft)				
Totals		548.48 sq m (5,905 sq ft)			£76,500	

(1) Founded in Glasgow in 1838, Clydesdale Bank plc is one the largest banks in Scotland. It has over 140 retail branches and since 1987 it has been a member of National Australia Bank Group (NAB), one of the world's top 40 financial companies with over 12.4 million customers worldwide (Source: www.cbonline.co.uk 12/06/2015).

(2) The tenant has an option to extend the lease for a term of 20 years and a day from expiry of the current lease. Please refer to the legal pack for further information.

For further details please contact:

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