

lot 79

52-58 High Street Dunfermline, Fife KY12 7AS

Rent
£140,208
per annum
exclusive

Heritable Retail Investment

- Retail unit let to Poundstretcher Ltd
- Rooftop telecoms income from EE Ltd and Cornerstone Telecommunications Infrastructure Limited
- Dunfermline is the largest town in Fife with a population of 55,000

- Prominently located on the High Street
- Nearby occupiers include Clydesdale Bank, Santander, JD Wetherspoons, Trespas, Clarks and Betfred



Location

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

Situation

The property is prominently located on the north side of the High Street, the town's main retailing street. The property is within a short walk of Kingsgate Shopping Centre which houses retailers such as Debenhams, Marks & Spencer, Boots, New Look and H&M. Other nearby occupiers include WH Smith, Trespas, Greggs, Next, Clarks and Betfred.

Description

The property comprises a ground floor retail unit within a modern larger building. The property benefits from being a full depth unit with rear servicing via Queen Anne Street. In addition there are retained rights to roof space with three telephone masts. The upper floors are in separate ownership.

Tenure

Heritable (Scottish Equivalent of Freehold).

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	1,184.50 sq m (12,750 sq ft)	POUNDSTRETCHER LIMITED (1)	27 years from 02/04/1991 on a full repairing and insuring lease	£120,000	01/04/2018
Rooftop	Telecoms Mast		CORNERSTONE TELECOMMUNICATIONS INFRASTRUCTURE LIMITED	Term expiring 19/03/2024	£9,950	
Rooftop	Telecoms Mast		EE LIMITED	Term expiring 25/09/2018	£8,633	
Rooftop	Telecoms Mast		EE LIMITED	Term expiring 25/09/2018	£1,625	
Totals		1,184.50 sq m (12,750 sq ft)			£140,208	

(1) Established in 1981 Poundstretcher is the UK's leading variety discount retailer. Poundstretcher has over 400 stores nationwide and employs over 6,000 people (source: www.poundstretcher.co.uk 28/08/2015)

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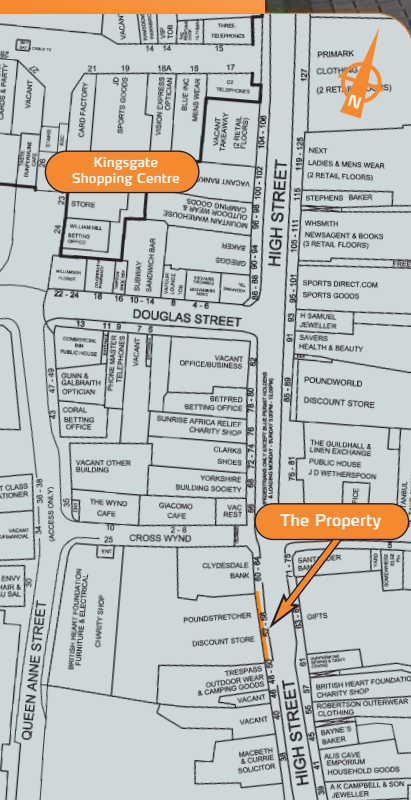
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The Property