52-58 High Street Dunfermline, Fife KY12 7AS

Heritable Retail Investment

- 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, Trespass, Clarks and Betfred



22 miles east of Stirling Dunfermline Town Rail Rail:

(40 minutes to Edinburgh Waverley)
Edinburgh International Airport (11 miles south) Air:

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, Trespass, Greggs, Next, Clarks and Betfred.

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.

Heritable (Scottish Equivalent of Freehold).

VAT is applicable to this lot.

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