

10/10A Cross Wynd, Dunfermline, Fife KY12 7AP

Heritable Retail Investment

Lot 80

£19,512 per annum
exclusive



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
10	Ground	Retail	71.72 sq m	(772 sq ft)	SWATTERS LIMITED t/a Wynd Café	10 years from 15/01/2014	£11,012	15/01/2019 (14/01/2024)
10a	First	Hair Salon	67.35 sq m	(725 sq ft)	INDIVIDUAL t/a Sharps Hairdressers	A term until 06/10/2017	£8,500	06/10/2017
Total			139.08 sq m	(1,497 sq ft)			£19,512	

Key Details

- Comprises a ground floor Retail Unit with a self-contained Hairdressers Salon on the first floor
- Town Centre Location close to the Kingsgate Centre
- Nearby occupiers include JD Weatherspoon, Sports Direct, WH Smith and Clydesdale Bank

On behalf of Receivers



Location

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

Situation

The property is situated on the east side of Cross Wynd in Dunfermline town centre. The Kingsgate Shopping Centre is located nearby, with occupiers including Marks & Spencer, Boots the Chemist, New Look and River Island. Other nearby occupiers include JD Weatherspoon, Sports Direct, WH Smith and Clydesdale Bank.

Description

The property comprises a self-contained retail unit on the ground floor and a hairdressers salon on the first floor, which is accessed via a separate entrance off Cross Wynd Street.

Tenure

Heritable, (Scottish Equivalent of an English Freehold).

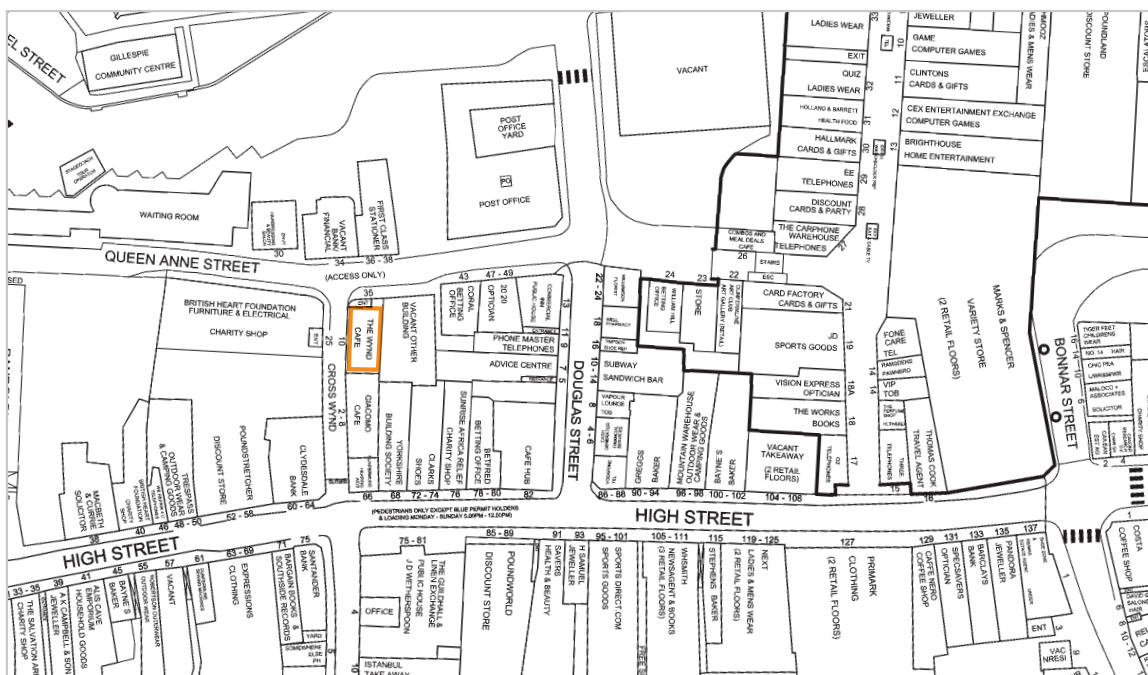
VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Six Week Completion



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