

10A/10C Canmore Street,
Dunfermline, Fife KY12 7NT
Heritable Retail and Leisure Investment

Lot 82

£16,500 per annum
exclusive



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
10A	Ground	Retail	106.00 sq m (1,141 sq ft)	INDIVIDUAL t/a Velo Bike Shop & Café (1)	10 years until 01/04/2022	£9,000	01/04/2022
10C	Ground	Leisure	345.04 sq m (3,714 sq ft)	DUNFERMLINE AMATEUR BOXING CLUB (2)	A term until 01/09/2018 (2)	£7,500	01/09/2018
Total			451.04 sq m (4,855 sq ft)			£16,500	

(1) Planet Velo bike shop and café provides a fully equipped workshop for all bicycle servicing and repairs along with a full range of bikes, accessories and clothing. (Source: www.planetvelo.co.uk 03/03/2017)

(2) Dunfermline Amateur Boxing Club are not currently in occupation.

Key Details

- Comprises retail and leisure accommodation
- Busy Town Centre location
- Nearby occupiers include Primark, Next, WH Smith and Sports Direct

On behalf of Receivers



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

Dunfermline is the largest town in Fife with a population of 55,000. The property is prominently situated on the north side of the busy Canmore Street, adjacent to Canmore Street Car Park which provides town centre car parking for approximately 30 cars. Canmore Street runs parallel to High Street, whose occupiers include Primark, Next, Sports Direct and WH Smith.

Description

The property comprises two ground floor retail units. 10A fronts Canmore Street whilst 10C is accessed from the rear. The property forms part of a larger building.

Tenure

Heritable, (Scottish Equivalent of English Freehold).

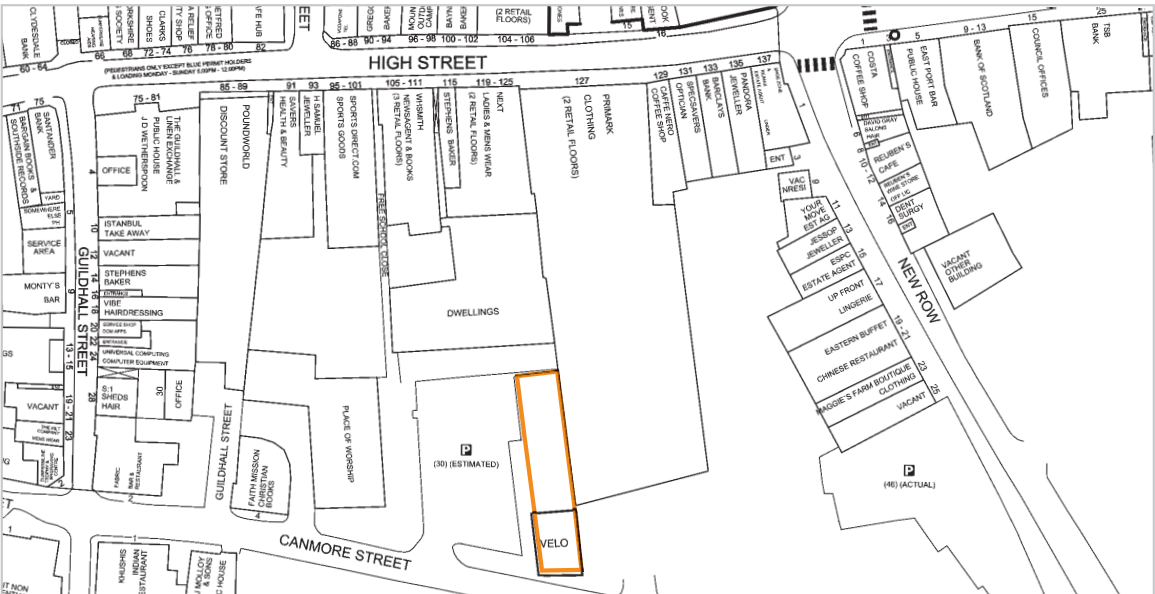
VAT

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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