

10-12 New Row, Dunfermline, Fife KY12 7EF

Heritable Retail Investment

Lot 76

£16,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ Reversion
Ground	Retail/Ancillary	65.84 sq m (709 sq ft)	INDIVIDUAL t/a Reuben's Café	10 years from 16/11/2015 on a full repairing and insuring lease	£16,000	21/09/2021 (16/11/2025)
Total		65.84 sq m (709 sq ft)			£16,000	

Key Details

- Let to tenant trading as Reuben's Café until 2025 (no breaks)
- Well located retail unit in Dunfermline town centre
- Neighbouring occupiers include Marks & Spencer, Costa Coffee, Pandora, Caffè Nero and Primark
- VAT-free investment

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

Dunfermline is a popular and affluent commuter town to the north of the River Forth. The town is now very well connected to Edinburgh, with the recent opening of the Queens Crossing bridge between Rosyth and South Queensferry. The property is situated close to the junction of East Port and High Street in Dunfermline town centre. The Kingsgate Shopping Centre is located nearby, housing occupiers including Marks & Spencer, Boots the Chemist, Debenhams and H&M. Other nearby occupiers include Costa Coffee, Pandora, Caffè Nero, Primark, Next and WH Smith.

Description

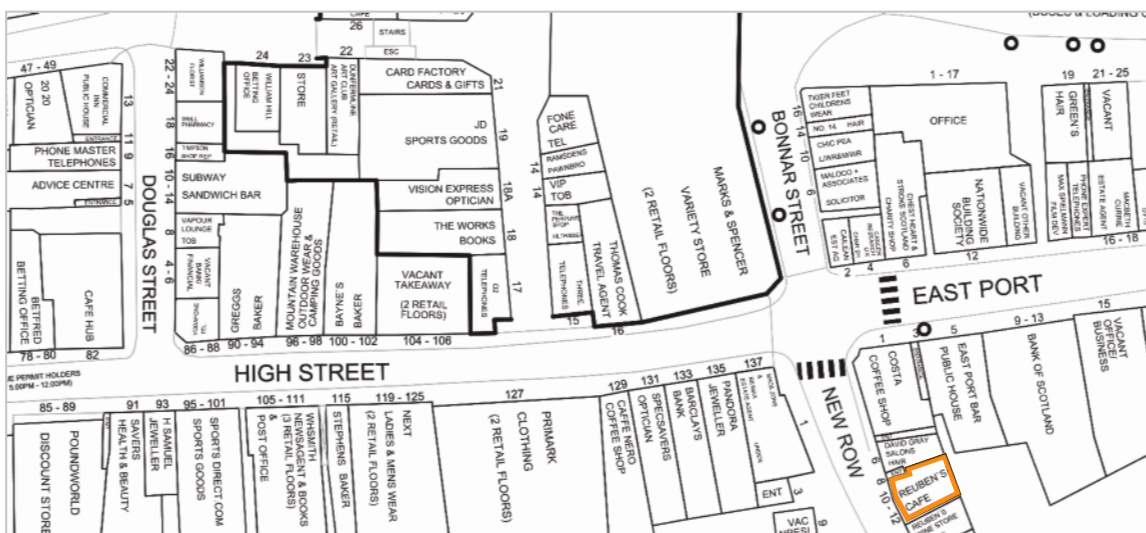
The property comprises two ground floor retail units arranged as one shop and forms part of a larger building.

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is not applicable to this lot.



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