

Lot 39

£20,000 Per Annum
Exclusive

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

Heritable Restaurant and Hairdresser Investment



Key Details

- Comprises a ground floor Retail Unit with a self-contained Hairdressers Salon on the first floor
- Town Centre location close to the High Street and the Kingsgate Shopping Centre.
- Adjacent to the town's bus station.
- Nearby occupiers include JD Weatherspoon, Sports Direct, WH Smith and Clydesdale Bank.

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 and Spencer and Boots the Chemist. Other nearby occupiers include JD Weatherspoon, Primark, 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.

Tenure

Heritable.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Available from the legal pack at www.acutus.co.uk.

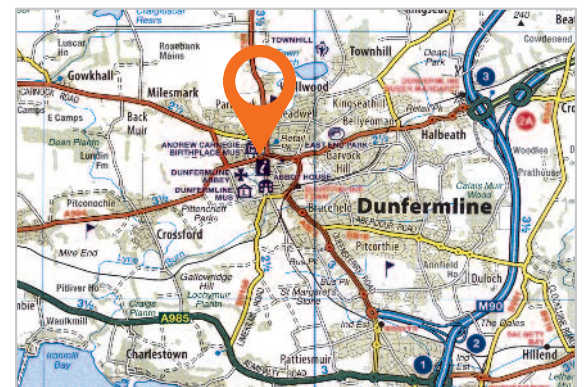
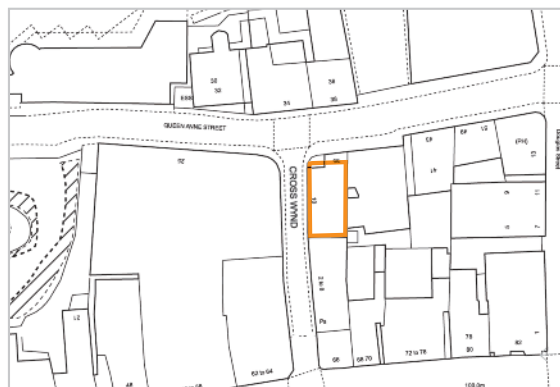
Viewings

Please contact Mhairi Archibald

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
10	Ground	Retail/ Restaurant	71.72 sq m (772 sq ft)	L&S FORREST LIMITED	15 years from 19/01/2018 to 18/01/2034 (3)	£11,000	15/01/2019 15/01/2024 15/01/2029 (18/01/2034)
10A	First	Hair Salon	67.35 sq m (725 sq ft)	INDIVIDUAL	10 years from 16/11/2020 to 15/11/2030 (1)	£9,000 (2)	31/12/2025 (15/11/2030)
Total			139.08 sq m (1,497 sq ft)			£20,000	

- (1) There is a tenant break option on 31/12/2025. Please see the legal pack for further information
- (2) Rent commencement was 01/01/2021. Stepped rent - 01/01/2021 to 31/12/2023 £9,000pa, 01/01/2024 to 31/12/2026 £9,900 pa, 01/01/2027 to 31/12/2029 £10,700pa, 01/01/2030 to 31/12/2031 £11,400pa. A rent deposit of £750 is held by the landlord. The deposit is repayable to the tenant on 31/12/2022.
- (3) There are tenant break options on the fifth and tenth anniversaries of the lease start. Please see the legal pack for further information.



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