

# Lot 40

£21,861.38 Per Annum  
Exclusive

## 3-5 New Row, Dunfermline, Fife KY12 7EA

Heritable office investment and redevelopment opportunity (subject to planning)



### Key Details

- Prominent town centre location opposite Kingsgate Shopping Centre and overlooking the High Street
- Well let first floor with active management opportunities
- Second floor residential redevelopment opportunity (planning consent and building warrant obtained)

### Location

**Miles:** 17 miles north-west of Edinburgh  
23 miles east of Stirling  
49 miles east of Glasgow

**Roads:** M90, A985, A823(M)

**Rail:** Dunfermline Railway Station  
(35 minutes to Edinburgh Haymarket)

**Air:** Edinburgh International Airport (8 miles south)

### Situation

The subjects are located on New Row, in a highly visible, corner position in a prime office location on the junction of High Street and New Row. The property overlooks the entrance to the Kingsgate Shopping centre to the north. Immediately to the south of the property is the Alhambra Theatre. From the second floor there are uninterrupted views south towards the Firth of Forth and Edinburgh beyond. This is a busy town centre location in an area of mixed commercial use, including retail, office, leisure as well as some residential uses on New Row and the surrounding streets

### Description

The subjects comprise the first and second floors of a larger building. The property is accessed from New Row with lift and stair access to the upper floors. Specsavers operate their laboratory function from the part first floor servicing their shop on the High Street below.

### Tenure

Heritable.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

Various. Please see the legal pack for further information.

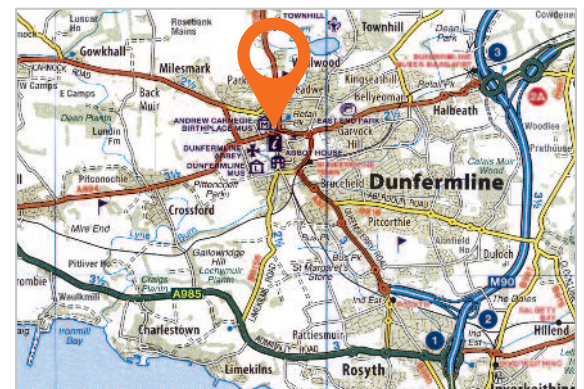
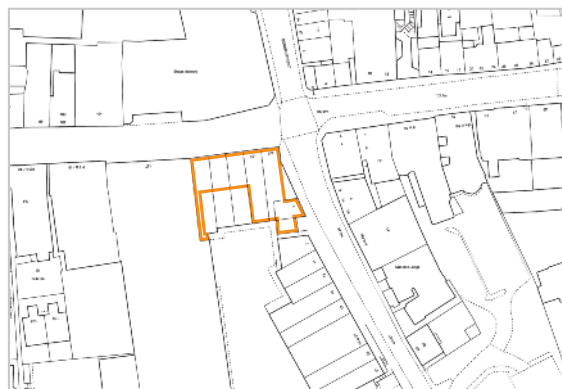
### Viewings

Please contact Mhairi Archibald

## Tenancy and accommodation

Floor	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
First Floor	146.01 sq m (1,571 sq ft)	SPECSAVERS OPTICAL SUPERSTORES LTD	10 years from 24/08/2015 to 23/08/2025	£2,826.38
First Floor	228.92 sq m (2,646 sq ft)	FEDCAP EMPLOYMENT SCOTLAND LIMITED	5 years from 03/07/2015 to 02/07/2020 (1)	£19,035
Second Floor	494.75 sq m (5,110 sq ft)			£0
<b>TOTAL</b>	<b>869.68 sq m (9,327 sq ft)</b>			<b>£21,861.38</b>

(1)The Lease was assigned to Fedcap Employment Scotland Limited from Working Links Employment Ltd (In Administration). The lease is currently running on tacit relocation and is subject to a rolling mutual break option, terminable by either party on not less than 3 months prior notice. Tenant has no liability for dilapidations or for alterations relating to the period prior to 1 March 2019 and a limited repair and dilapidations obligation which is subject to a photographic schedule of condition. There is a service charge cap of £2000 per annum exc VAT relating to any costs applicable to the lift. Please see the legal pack for further information.



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