

FOR SALE

ATTRACTIVE DUAL RETAIL INVESTMENT

7 & 9 HIGH STREET, DUNFERMLINE, KY12 7DL

- PROMINENT GROUND FLOOR UNIT IN HIGH STREET LOCATION
- FIRST & SECOND FLOORS LET SEPARATELY
- LET ON FRI TERMS UNTIL 21/05/2028 & 31/03/2027 RESPECTIVELY
- TOTAL ANNUAL RENT £19,000 PER ANNUM

PRICE: £168,000 (11.10% NIY)



LOCATION

As part of the Platinum Jubilee Civic Honours, Dunfermline was awarded city status and has an estimated population of 58,500

The subjects themselves are situated on the south side of Dunfermline High Street close to the junction with Kirkgate. The immediate surrounding area is popular with a number of Hairdressers, Barbers and Licensed premises. Public parking is available in the nearby Chalmers Street car park. Surrounding occupiers include Cancer Research, Bryan Beveridge Butchers, Ash Hair, Carlucci's Restaurant and Nobles Leisure.

DESCRIPTION

The subjects comprise an attractive 3-storey and part basement building forming part of a busy retail thoroughfare.

No. 7 provides a well proportioned retail unit with ground floor shop/sales area, raised rear sales area and basement/storage space together with WC.

No. 9 High Street has a separate entrance and comprises accommodation over first and second floors. The first floor comprises a reception and 3 treatment rooms with the second floor currently providing staff and storage accommodation although it could be converted into further treatment space.

ACCOMMODATION

The properties have the following Net Internal Areas:-

7 High Street		
Ground Floor	71.67 sq m	771 sq ft
Raised Area	35.85 sq m	386 sq ft
Basement	12.32 sq m	133 sq ft
Total	119.84 sq m	1,290 sq ft

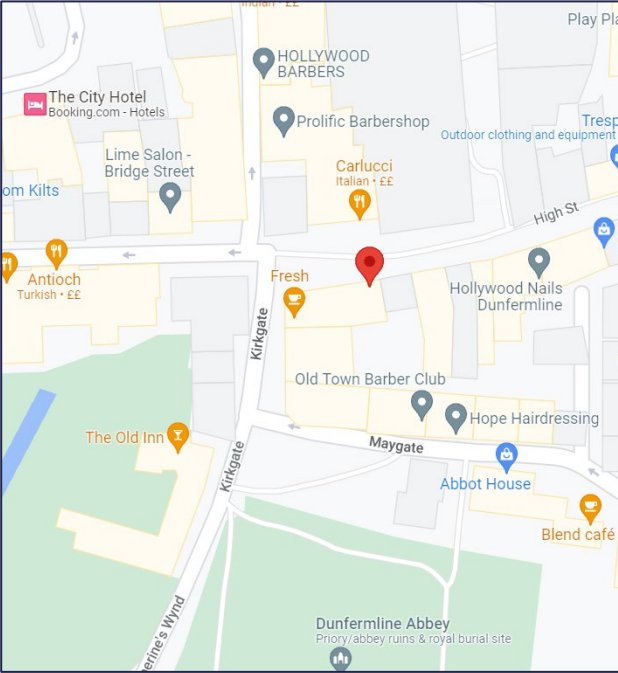
9 High Street		
First Floor	30.53 sq m	329 sq ft
Second Floor	36.40 sq m	392 sq ft
Total	66.93 sq m	721 sq ft

RATEABLE VALUE

We understand that the properties are entered in the Valuation Roll with the following Rateable Values:-

- 7 High Street: £7,100
- 9 High Street: £2,500

Under the current Small Business Bonus Scheme, either property may qualify for rates relief. Further information is available from www.scotland.gov.uk.



EPC

Please contact the agents for further information.

TENANCY

7 High Street is let to Glamcandy UK Ltd on full repairing and insuring terms expiring 21st May 2028. The passing rent is £13,500 per annum. Based on an ITZA of 704 sq ft this equates to approximately £19 psf Zone A.

9 High Street is let to Mrs P. Boyd on full repairing and insuring terms expiring 31st March 2027. The passing rent is £5,500 per annum, which equates to circa £8 psf on a net internal basis.

TENANT INFORMATION

7 High Street: Glamcandy UK Ltd was established in 2012 and trades as a private SQA Accredited Academy offering HNC Qualifications in Fashion and Makeup. Having a Glamcandy accreditation is a recognisable standard in the fashion and makeup industries within Scotland.

Courses on offer include Fashion Makeup, Makeup Artistry (both HNC), an Introduction to Makeup Artistry, SFX and Fantasy and Makeup Skills (NPA).

In addition to Dunfermline, Glamcandy have outlets in Edinburgh, Glasgow and Aberdeen.

9 High Street: Mrs Boyd specialises in Aromatherapy, Reflexology and Thai treatments. The business moved to Dunfermline in 2022 however Mrs Boyd has been working in the industry for 10 years and has built up a strong reliable clientele. The subjects trade as Kaliya Thai Spa.

PRICE

Our client's Heritable interest is available For Sale at a **fixed price of £168,000, exclusive of VAT** subject to and with the benefit of the existing lease agreements.

This reflects an attractive net initial yield of 11.10% after allowing for standard purchaser's costs.

LEGAL COSTS

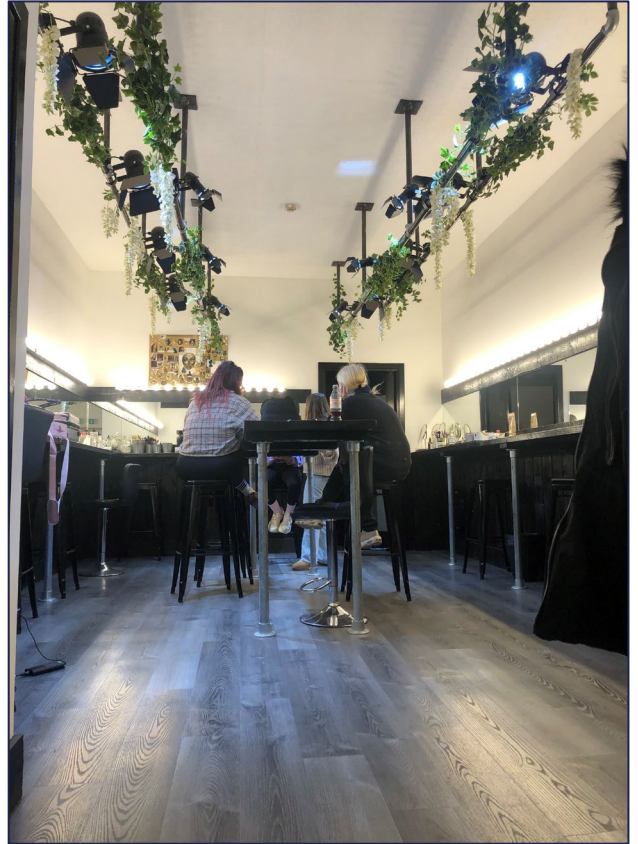
Each party will be responsible for their own legal costs. The purchaser will be responsible for any LBTT, Registration dues and VAT thereon.

FURTHER INFORMATION

Please contact the sole selling agents:-

Burns and Partners
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