



FALCONER

PROPERTY CONSULTANTS

**10A CANMORE STREET,
DUNFERMLINE
KY12 7NT**

TO LET/MAY SELL

- £12,000 PER ANNUM
- OFFERS INVITED
- 1,140 FT²
- PRIME LOCATION
- GOOD LEVELS OF NEARBY PARKING
- HIGH LEVELS OF PASSING TRADE

LOCATION

Dunfermline is a city, parish and former Royal Burgh, in Fife, Scotland, on high ground 3 miles (5km) from the northern shore of the Firth of Forth.

The city currently has an estimated population of 58,508. According to the National Records of Scotland, the Greater Dunfermline area has a population of 76,210.

The subjects are located on the northern side of Canmore Street between its junctions with New Row and Guildhall Street.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a 2-storey building of stone construction with a pitched and slated roof.

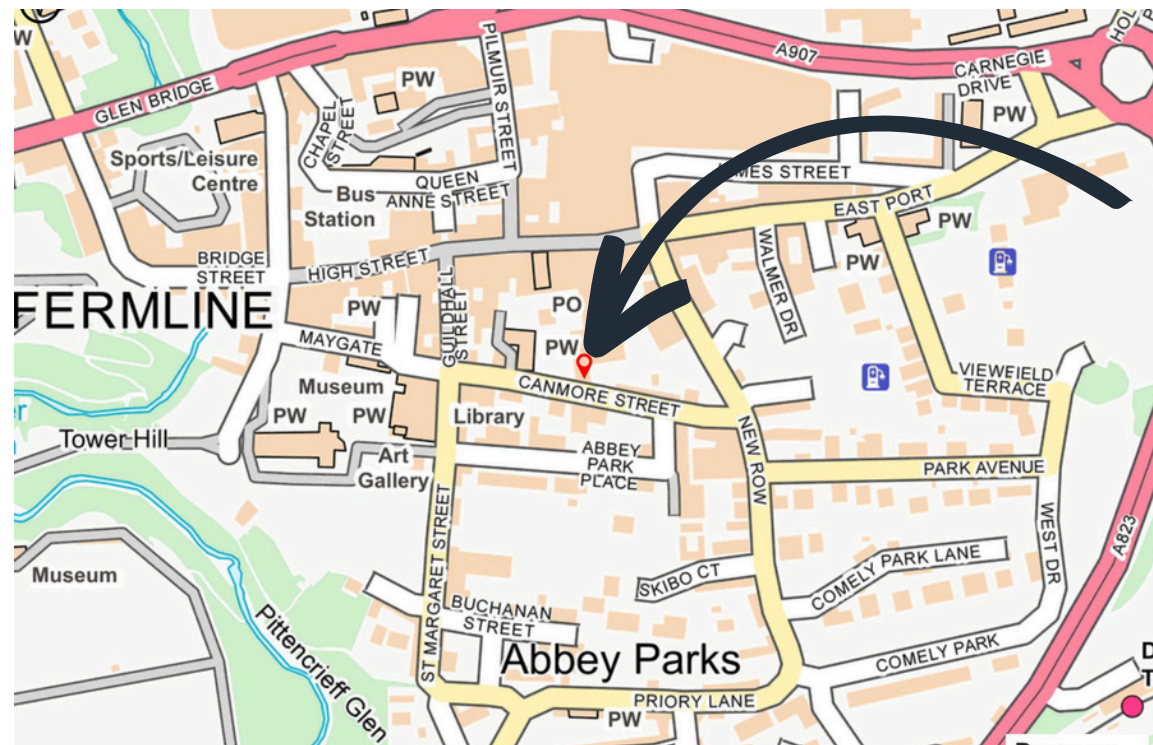
Internally the property is well presented and is divided into the main front retail area, rear storage with w.c facilities.

This property benefits from gas central heating and a small paved area to the front.

PROPOSAL

Lease from £12,000 per annum

Offers are invited for the heritable interest.



FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

106m² / 1,140ft²

RATING

Rateable value £10,500.

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Fife Council Planning Department.

EPC

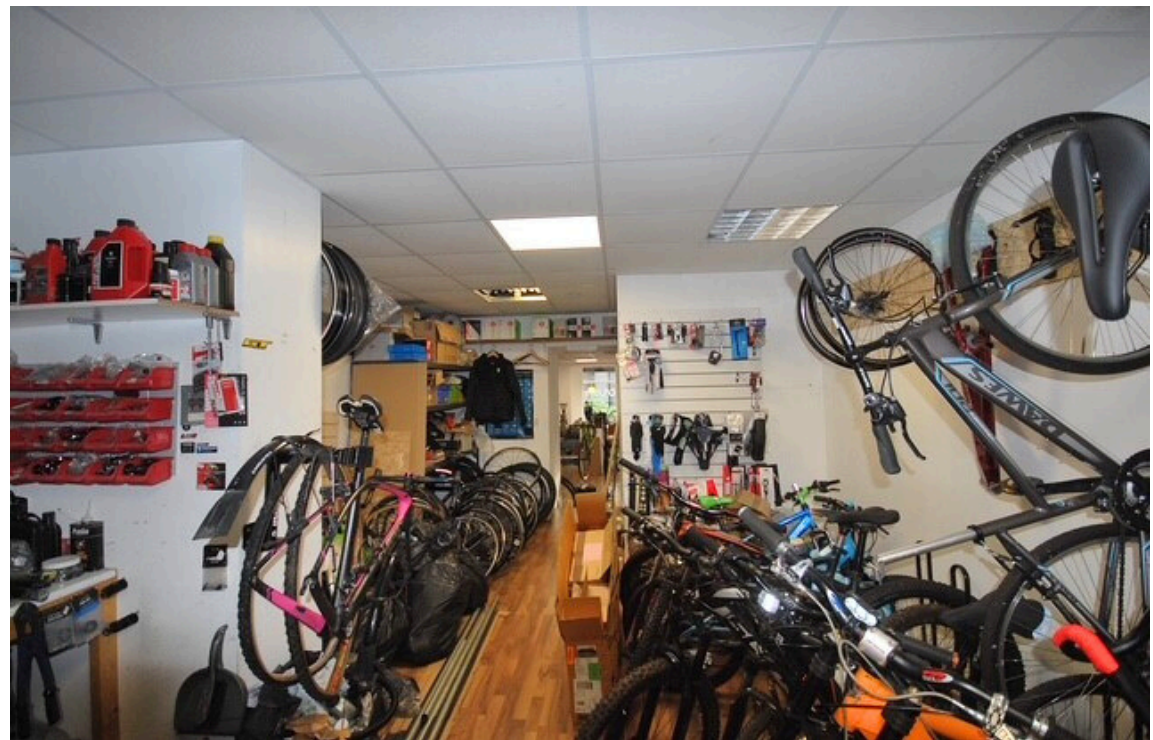
A copy of the EPC is available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.





DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published January 2025.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

Colin Devine



MOBILE: 07775 863 688



PERTH: 01738 230 200



EMAIL: cdevine@falconerproperty.co.uk

www.falconerproperty.co.uk