

TO LET

 **GRAHAM
SIBBALD**

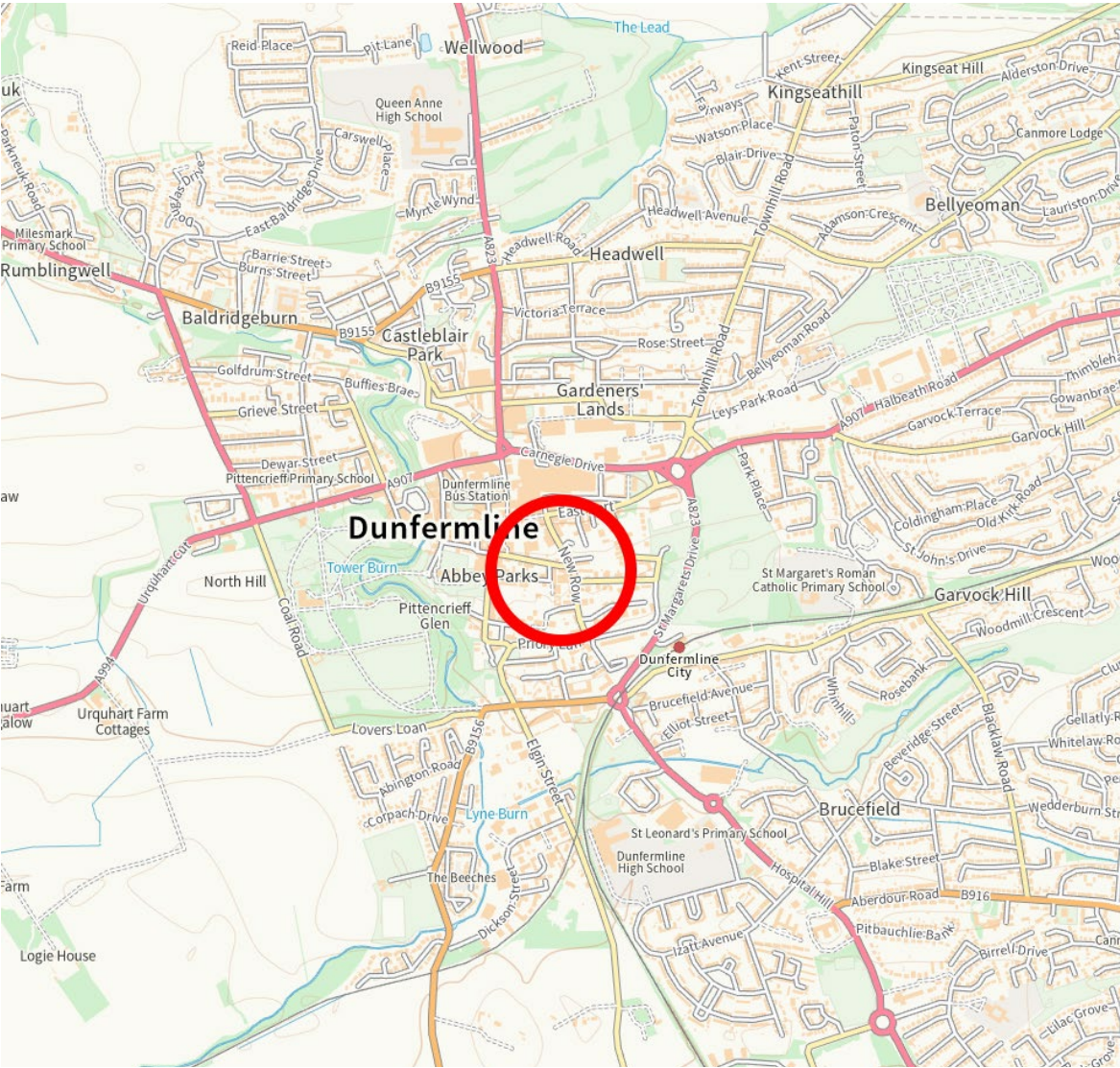


**Canmore House East, 31 Canmore
Street, Dunfermline, KY12 7NU**

- Excellent city centre location
- Good quality
- Close to main City Centre amenities
- NIA — 103.5 sq.m / 1,130 sq.ft

LOCATION

Dunfermline is one of Fife’s principal centres of commerce with an expanding residential population which exceeds 50,000 and a catchment area estimated to be in the region of 150,000 people. The town occupies a key location within Fife, a few miles north of the Queensferry Crossing.



More specifically, the subjects are situated on the south side of Canmore Street within a 5-minute walk to Dunfermline High Street. Canmore Street runs parallel to Dunfermline High Street, thus benefiting from an excellent range of local amenities and in easy reach of the main transport links.

DESCRIPTION

The subjects comprise a small and self contained office suite within a larger multi let office building in the heart of Dunfermline City Centre.

The accommodation is set across part of the ground floor within a larger and terraced 2 storey and attic building of some/brick construction surmounted by a timber pitched and slate clad roof.

The suite incorporates an entrance lobby whereby 4 No. offices are access from. Floors are of a solid nature with timber overlay with walls in painted plaster and plasterboard finishes. Ceilings are provided in suspended tile set on what is assumed to be a metal grid incorporating. Lighting is in fluorescent fixtures held within the suspended ceiling structure.

Toilet and staff facilities are shared and held in common areas in the entrance vestibule.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Net Internal Area basis:

Area / Floor	sq m	sq ft
Ground Floor	105.02	1,130

RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £11,700.



RENT

Rental offers in excess of £13,000 per annum, exclusive are invited.

LEGAL COSTS

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

VAT

All prices quoted are exclusive of, but may be subject to, VAT.

EPC

EPC will be available upon request.

VIEWINGS

By appointment with the sole marketing agents.



To arrange a viewing please contact:



DUNCAN FRASER

Director

duncan.fraser@g-s.co.uk

07769 377 431



LINDA FORD

Property Agent

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: June 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.