DM HALL

For Sale

City Centre Class 1A Unit



18 - 24 Chalmers Street,
Dunfermline
KY12 8DF

177.63 sq m
(1,912 sq ft)

- Well presented Class 1A/retail unit
- City Centre location with excellent frontage
- Suitable for a variety of alternative uses
- Potential to sub divide into smaller units
- Offers in the region of £175,0000
- NIA 177.66 sq.m (1912 sq.ft)
- Possibility to convert to residential subject to appropriate consents

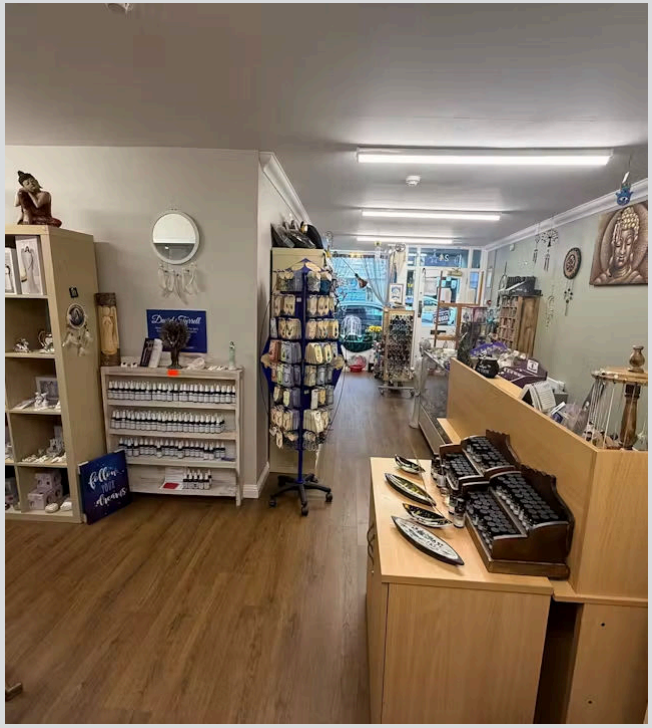
DESCRIPTION

The property comprises a Class 1A unit benefitting from an excellent main road frontage. It has 3 timber/glazed entrance doors and timber/glazed display windows throughout the frontage.

Internally it provides an entrance hallway, open plan office/retail areas, private rooms and staff facilities. The primary retailing space is located to the front of the building with the secondary rooms/offices arranged off a corridor to the rear. The space is flexible and could be readily adapted to suit a range of alternative uses.

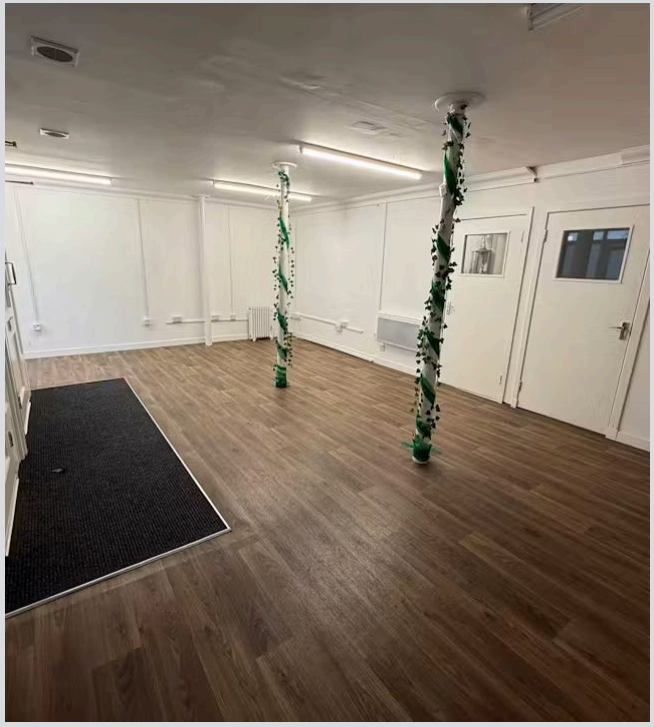
Given the current layout it would be possible to split the subjects to form smaller premises or potentially to convert to a variety of alternative uses including leisure/residential subject to the necessary consents being obtained.

It is currently occupied and utilised as a retail unit however, the current occupant will vacate the premises once a sale has been completed.









LOCATION

Dunfermline is one of Fife's principal centres of commerce, with a population of 55,000 and a catchment area exceeding 50,000 people. The city occupies a key location within Fife, situated several miles north of the Queensferry Crossing, the Forth Road and Rail Bridges and adjacent to the M90 motorway.

The property is located on the eastern side of Chalmers Street, in close proximity to its junction with Glen Bridge. Chalmers Street lies towards the western end of Dunfermline City Centre's primary retailing centre with the High Street and popular Kingsgate Shopping Centre in close proximity.

The Street is one of the more popular secondary streets within Dunfermline providing a mix of commercial uses including the popular 7 Kings Public House, takeaway units and professional services.

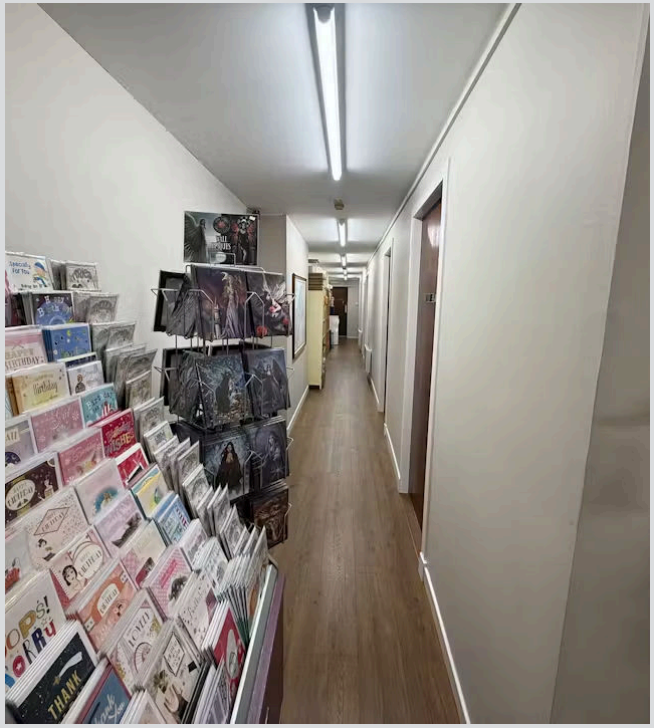
TERMS

Offers in the region of £175,000 are invited for the benefit of our clients interest. These should be submitted to the sole selling agents.

OCCUPANCY

The property is currently occupied and trading as Crystal Corner. The current occupant is due to vacate once a sale of the premises has been completed and the property is therefore available with Vacant Possession.









EPC
A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS
Each party to bear their own costs

VAT
Not applicable

PRICE
Offers in the region of £175,000

ESTATE CHARGE
n/a

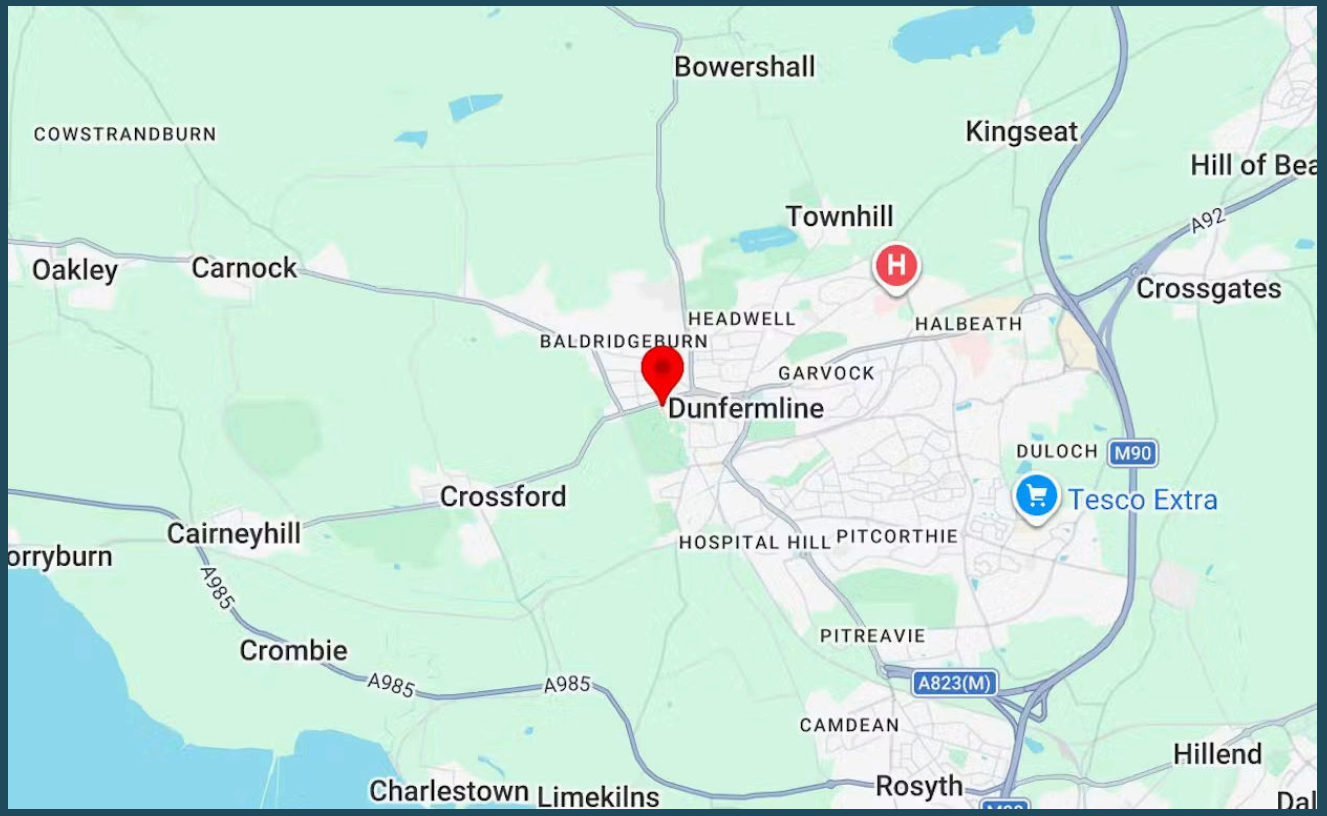
NON-DOMESTIC RATES
Rateable Value: £19,200

VIEWING & FURTHER INFORMATION
Viewings can be arranged through the sole selling agents.

ANTI-MONEY LAUNDERING
DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

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Regulated by RICS



Make an enquiry

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PROPERTY REF: ESA3978

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