

TO LET/MAY SELL

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David Allison & Company
Chartered Surveyors



FORMER HAIRDRESSING SALON / RETAIL UNIT

46 CHALMERS STREET, DUNFERMLINE

- Easily managed shop
- Total net internal area: 23.89 sq m (257 sq ft)
- Former hairdressing salon
- Prominent trading location
- Excellent public car parking facilities
- Rent: £6,000 per annum

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Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

LOCATION

The subjects are situated on the east side of Chalmers Street at the busy junction with Glen Bridge (A907), within Dunfermline Town Centre. Chalmers Street forms a natural extension to Bridge Street and High Street which provides the prime retail pitch within Dunfermline, and includes Kingsgate Shopping Centre.

Adjacent occupiers within the vicinity comprise mainly local traders and some national multiple retailers including Martin & Co, Julia Hart, MSP office, etc.

The plan opposite illustrates the location of the subjects for information purposes only.

DESCRIPTION/ACCOMMODATION

The subjects comprise a self-contained retail unit occupying part of the ground floor of a two storey, attic and basement building of traditional stone construction, all under a pitched slate roof.

Internally, the subjects are arranged to provide a hairdressing salon to the front with two wash-hand basins and 5 (no) cutting/styling positions with mirrors. There is also a back shop (with sink) and toilet to the rear with WC and wash-hand basin.

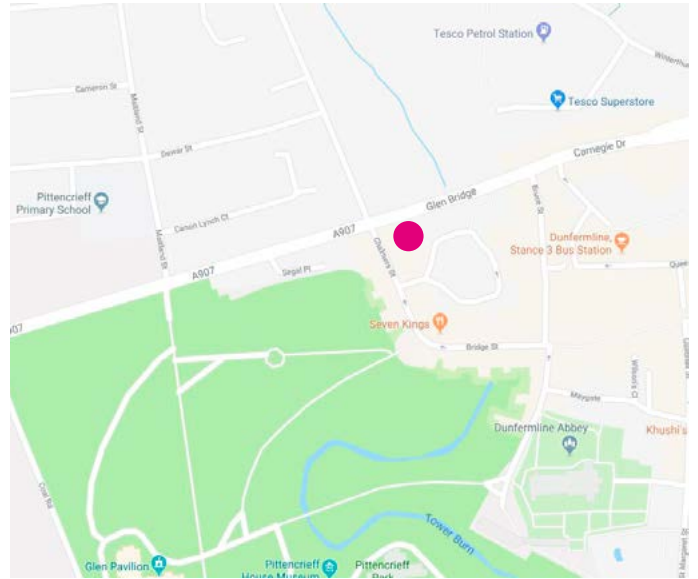
From measurements taken on-site and in accordance with the RICS Code of Measuring Practice (6th Edition), we calculate the subjects extend as follows:

23.89 sq m (257 sq ft)



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RATING ASSESSMENT

The subjects are entered in the current Valuation Roll as follows:

— **Rateable Value: £4,800**

Based on this level of value an in-going tenant may qualify for 100% rates relief under the Small Business Bonus Relief Scheme – application to the Local Authority.

RENTAL/LEASE DETAILS

We are seeking a rental of £6,000 per annum for a new lease of the premises on terms on a full repairing and insuring basis for a negotiable length of lease.

Alternatively, our clients may consider a sale of their interest – price on request.

VAT

The rent is not subject to VAT.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

David Allison

David Allison & Co
135 Buchanan Street
Glasgow
G1 2JA

Tel: 0141 375 1555

Fax: 0141 375 1666

Email: david@dallisonandco.co.uk

www.dallisonandco.co.uk

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