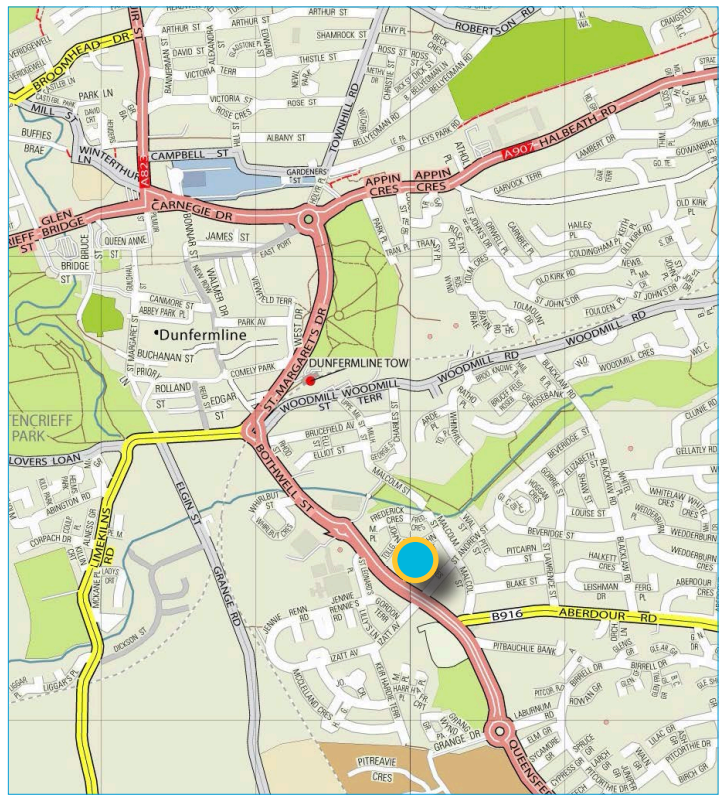
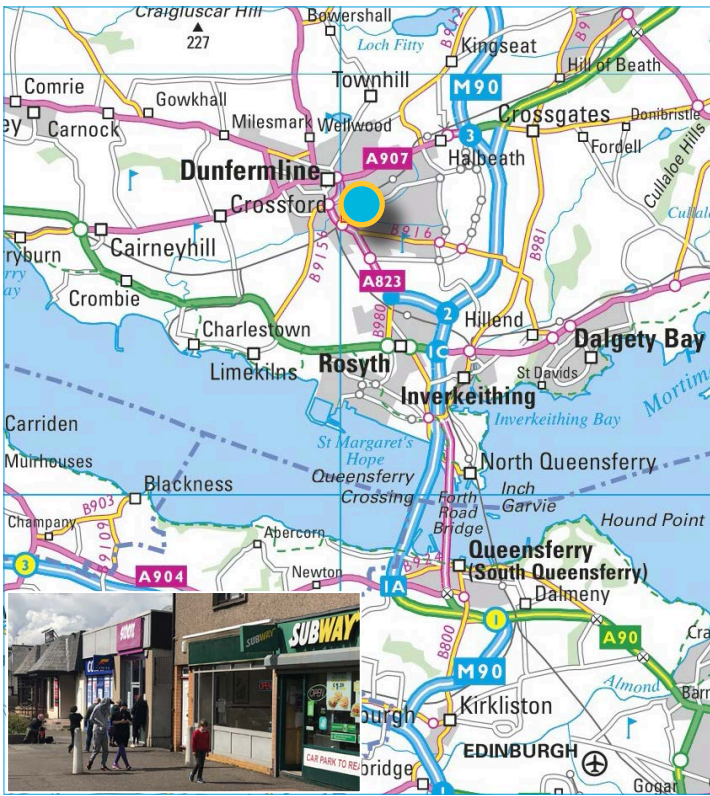


ON THE INSTRUCTIONS OF
LADBROKES CORAL
GROUP

PROMINENT RETAIL UNIT TO LET



**62 HOSPITAL HILL
DUNFERMLINE
KY11 3AT**



LOCATION

Dunfermline is located on the north side of the Firth of Forth approximately 17 miles north of Edinburgh. The town is the main shopping & commercial centre serving west Fife and benefits from excellent transport links being situated only a short distance north of the Queensferry Crossing and Forth Road & Rail bridges and adjacent to Junction 3 of the M90 providing immediate access to the main Scottish motorway network north & south.

The subjects occupy a prominent roadside location fronting onto Hospital Hill, the main arterial route leading to & from Dunfermline town centre. As well as enjoying an excellent level of visibility from Hospital Hill the prominent position of the premises attracts significant vehicular & pedestrian footfall. Neighbouring occupiers include Subway, Scoopz, Jokers Bar, McColls, Well Pharmacy, Indigo Sun, Sally Salon, Tim Horton's, Domino's etc.

DESCRIPTION/ACCOMMODATION

The premises comprise a mid terrace single storey retail unit forming part of a modern purpose built retail parade, providing the following approximate areas:-

Ground Floor - Sales & WC's/Staff/Storage	83.33 sqm	897 sqft
--	------------------	-----------------

LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 16th October 2026. There is a rent review on 17th October 2021.

Our clients will consider either an assignment of their existing lease or a sub-lease on terms to be agreed.

RENT

The passing rent is £12,520 per annum [No VAT applicable].
Incentives may be available, subject to status.

RATES

We understand the subjects are currently entered on the Scottish Assessors Association Portal, as follows:-
Rateable Value - £8,600 [as at 01/04/2017]

EPC RATING

EPC Rating - E [Copy available on request].

USE

We understand the property currently benefits from Class 1 & 2 planning consent. Other uses may be considered, subject to obtaining the necessary consents, however interested parties are advised to make their own enquiries directly with the local Planning Department.

VAT

All prices, rents etc will be subject to VAT if applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



Contact: Jack Campbell
e: jack@jhcampbell.net
m: 07801 852225

Date of publication: May 2021

MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. Plans are based upon the Ordnance Survey Map with the sanction of the Controller of Stationery Office Crown Copyright: Reserved Licence No. ES 763454.