



FOR SALE

FORMER DEPOT/DEVELOPMENT OPPORTUNITY

Elgin Street Depot, 6 Elgin Street, Dunfermline, KY12 7SH

A Town Centre Industrial Depot in Close Proximity to the A90 which may Suit Redevelopment

3,580 sq. m (38,535 sq. ft business space)

The Site Extends to 3.58 Acres (1.58 Hectares)

Walking Distance to the High Street, Train Station and High School

Offers invited

LOCATION:

Dunfermline is one of Fife’s principal commercial centres with a resident population now in excess of 50,000 persons and a catchment area understood to lie in the region of 150,000 people. The town has undergone a period of economic expansion over the last 20 years.

The subjects are situated on the eastern side of Elgin Street a short distance south of its junction with Nethertown Broad Street on the southern periphery of Dunfermline town centre. The area is of a mixed commercial and residential nature with nearby occupiers including The TA Centre, Rowan Timber and Forth Auto Electrics.

The location of the subjects is shown on the plan below:



DESCRIPTION:

The subjects comprise a former Environmental Services Depot contained on a site extending to approximately 1.58 hectares (3.58 acres).

Contained on the site are two office buildings, one being two storey in height of brick construction under a flat roof; the other being single storey in height of a similar construction.

An extensive storage building is located to the rear of the site being of steel frame construction under a pitched roof of profile metal sheeting.

The site area is shown in red on the plan below.



ACCOMMODATION:

We would summarise the gross accommodation as undernoted:-

- Office Building 1: 753.2 sq. m (8,105 sq. ft)
- Office Building 2: 273.8 sq. m (2,945 sq. ft)
- Stores: 2,552.9 sq. m (27,160 sq. ft)

GENERAL REMARKS:

A very well located site in a largely residential area containing a number of older buildings making re-development a viable option for either ongoing industrial use or a variety of alternative uses. Offerers will be expected to have made their own enquiries with the local Planning Authority as to viable options.

RATEABLE VALUE:

Having regard to the Scottish Assessor’s website (www.saa.gov.uk) we note that the subjects are entered in the current Valuation Roll at a Rateable Value of £134,000.

PRICE:

Offers are invited for the benefit of our clients heritable interest with vacant possession.

VAT:

All prices quoted are exclusive of VAT.

VIEWING:

Strictly by appointment with the sole Selling Agents.

EPC:

A copy of the EPCs can be made available on request, however, the ratings are as follows:-

- Block 1 – D
- Block 2 – G
- Block 5 – G

OFFERS:

All offers should be submitted in strict Scottish legal form to this office.

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

DATE OF ENTRY:

By agreement

REFERENCE:

ESA854

DATE OF PUBLICATION:

May 2017

CONTACT:

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