# TO LET

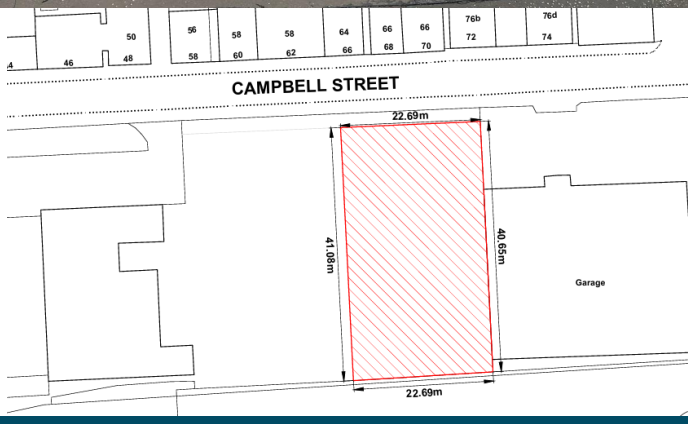
## Land

## 73 Campbell Street, Dunfermline, KY12 0QW



- **Land extending to 927m$^2$ or thereby**
- **Situated in prominent town centre location**
- **Offers over £9,500 per annum are invited**






### Description

The Subjects comprise a secure, self-contained level area enclosed by palisade fencing with gated access from Campbell Street. The site may be suitable for a variety of commercial uses including vehicle parking, motor trade display purposes or storage subject to any necessary consents. The level nature of the site provides practical accommodation for the parking and manoeuvring of vehicles, benefiting from a prominent and accessible location within an established commercial area of Dunfermline

### Use

The Subjects were most recently used for car parking. Alternative uses may be considered, subject to the tenant obtaining all necessary consents.

### Services

There are no known services.

## Location

Dunfermline is Fife's largest settlement and benefits from excellent transport links, with easy access to the M90 motorway, Queensferry Crossing and Scotland's motorway network. The city is well served by public transport, including regular bus services and railway stations providing connections to Edinburgh, Perth and the wider Fife area. Dunfermline offers a strong mix of commercial, industrial and residential development, making it an established location for business occupiers.

The Subjects are located on Campbell Street within a mixed-use commercial area of Dunfermline. The site benefits from direct access from the public road and is positioned within an established industrial and trade location. The secure fenced yard is suitable for vehicle parking and storage purposes, offering readily accessible accommodation with good connectivity to Dunfermline town centre and the wider regional road network.

## Energy Performance Rating

An EPC is not required.

## Rateable Value

At the time these particulars were prepared, the Subjects are not entered in the Valuation Roll.



## Rent

Offers in excess of £9,500 per annum are invited.

## VAT

VAT will be payable on the rent if the Subjects are to be used for the purpose of car parking.

## Term

The lease term is to be agreed. The lease shall be granted on full repairing and insuring terms.

## Rent reviews

For any term longer than five years, the rent will be subject to an upwards only review to the greater of an increase calculated based on the Retail Prices (all items) index or market rent on every fifth anniversary of the date of entry.

## Viewing

For further information please contact:

Fife Council: 03451 555 555 + 475439

Tia Melville - tia.melville@fife.gov.uk

## Closing Date

Offers are to be received by 12 noon on Tuesday 10th November.

Offers must be submitted by email with “73 Campbell Street, Dunfermline” in the subject line to Estates.Tenders@fife.gov.uk stating:

- Rent offered per annum, exclusive of VAT (if any)
- Your full name
- Postal address (including postcode)
- Mobile number

## Disclaimer

Fife Council does not bind itself to accept the highest or any offer for the Subjects. In supplying these particulars, Fife Council is not issuing instructions and will not, therefore, be liable for agents or any other fees. These particulars are not deemed to form any contract or part of any contract, which may be entered into. The successful applicant will be responsible for their own legal costs, surveying costs, recording dues and Land and Buildings Transaction Tax.