



Retail Development

- Designated and ample car parking
- Completion due Q1 2027
- Class 1A Planning Use Consent
- Dunfermline City Rail Station nearby
- Available Q1/2 2027

Bradley Hall

DESCRIPTION

- Upon completion, the development will comprise contemporary retail units within a purpose-built and extended three-storey detached building, finished to a high specification with modern glazed frontages, metal-clad elevations and attractive landscaped surrounds.
- The development will also provide for 4 No. exclusive residential apartments on the upper floors.

KEY SPECIFICATION

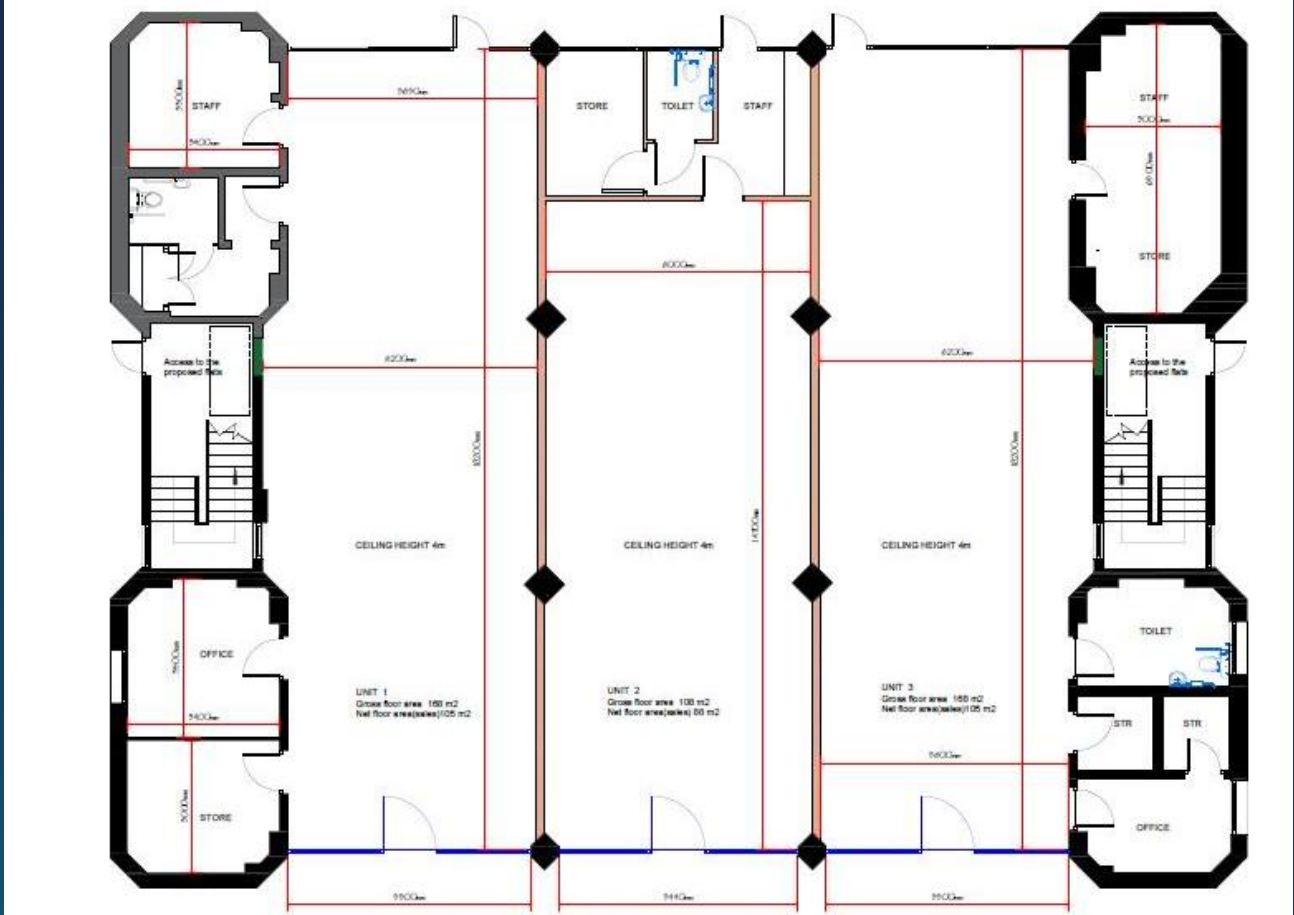
- Designed with flexibility in mind, the accommodation will provide predominantly open-plan retail space together with ancillary staff, storage and welfare facilities. Units 1 and 3 will also incorporate dedicated office space.
- Generous on-site parking will be available.
- Up to 3 units available on an individual unit basis or as a whole and offers scope for occupier-specific configuration and fit-out, enabling a bespoke solution to suit a range of retail, trade counter, leisure or service sector uses.

USE

Retail Units Class 1 A

EPC RATING

EPC Available Upon Request



DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Unit 1	168	1,808
Unit 2	108	1,163
Unit 3	168	1,808
TOTAL	452.24	4,868

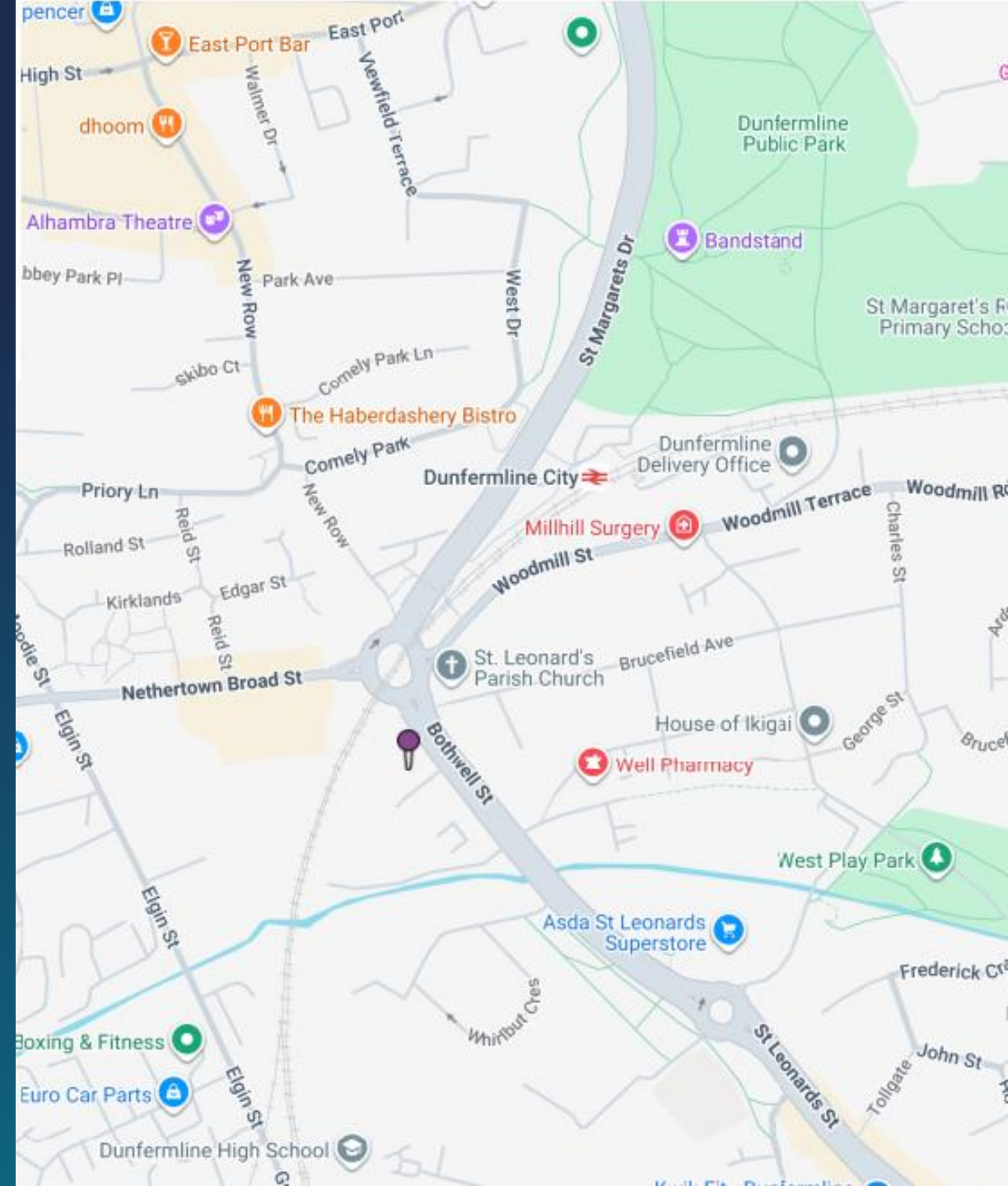
LOCATION

Located within one of Fife's most vibrant and expanding commercial locations, the property occupies a prominent position on Bothwell Street, Dunfermline.

The units benefit from exceptional roadside prominence being on the main arterial route into the City Centre from the South with high levels of passing vehicular traffic and strong pedestrian footfall, making the location well suited to a variety of commercial occupiers.

Dunfermline, Scotland's newest city, has undergone significant growth in recent years, supported by substantial residential and commercial investment. The city serves a catchment population now in excess of 50,000 residents and benefits from excellent connectivity to Edinburgh, Perth and Dundee via the M90 motorway network.

Dunfermline City Railway Station is ideally located nearby, further enhancing accessibility and supporting the area's strong commercial appeal.



TERMS

The units are offered on Full repairing and Insuring terms for a period to be negotiated.

PRICE

Price on Application

VAT

All prices listed are exclusive of VAT. Interested parties should satisfy themselves to the incidence of VAT.

SERVICE CHARGE

Service Charge to be confirmed.

RATING

The development will require to be reassessed by the Local Authority upon completion.

VIEWING

Strictly through sole letting agents upon completion of works.

CONTACT

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