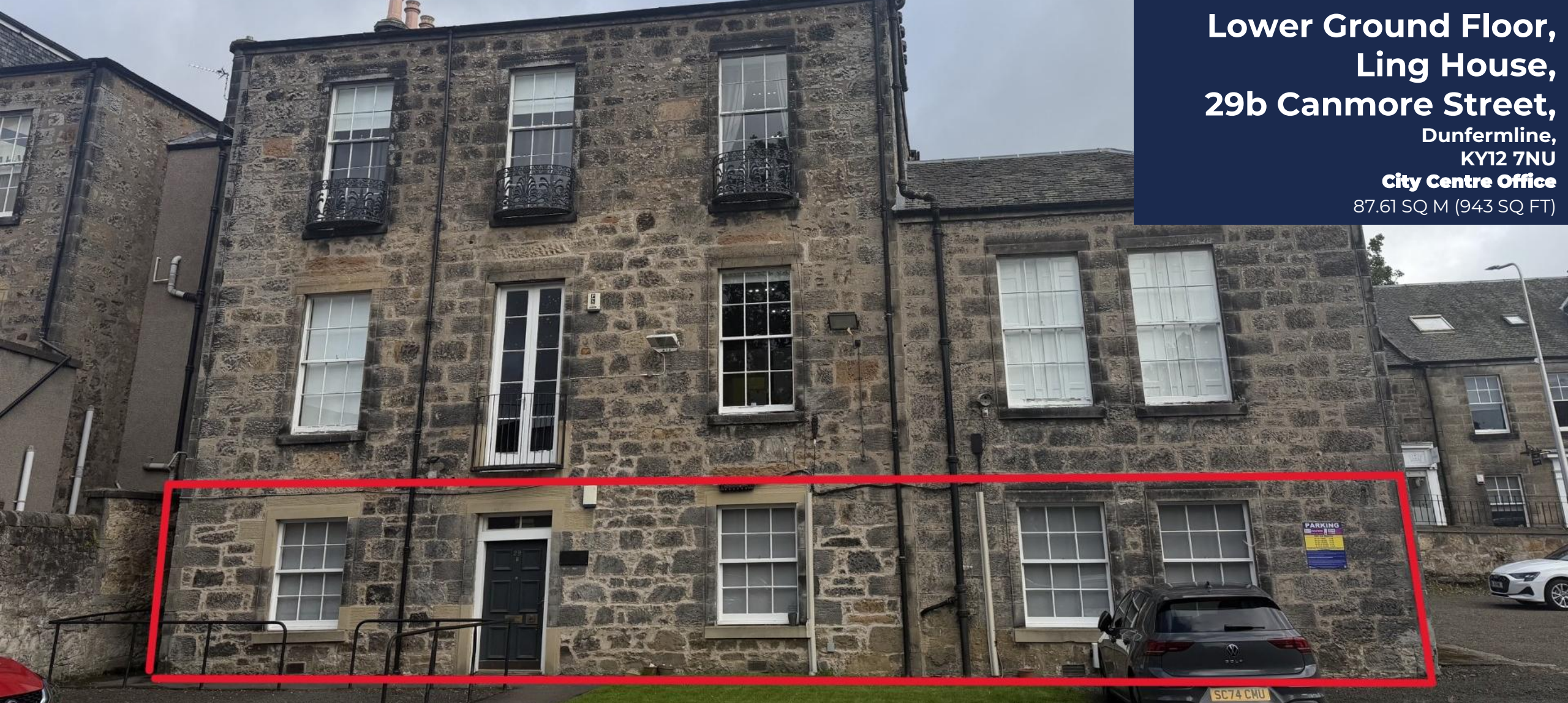


**Lower Ground Floor,
Ling House,
29b Canmore Street,
Dunfermline,
KY12 7NU
City Centre Office
87.61 SQ M (943 SQ FT)**



TO LET

Bradley Hall

DESCRIPTION

The subjects comprises lower ground floor office accommodation within a larger traditional three-storey stone-built property, beneath a pitched and slated roof incorporating a flat-roof section.

Internally, the accommodation is presented to a high standard, retaining a number of attractive period features throughout..

ACCOMMODATION

The office space is arranged to high standard and cellular layout, providing levels and is complemented by dedicated kitchen and toilet facilities, offering a well-appointed and attractive working environment.

There is also the benefit of on site car parking.

USE

Use Class 4 – Business

Prospective tenants should satisfy themselves as to the planning consents.

EPC RATING

EPC Available Upon Request

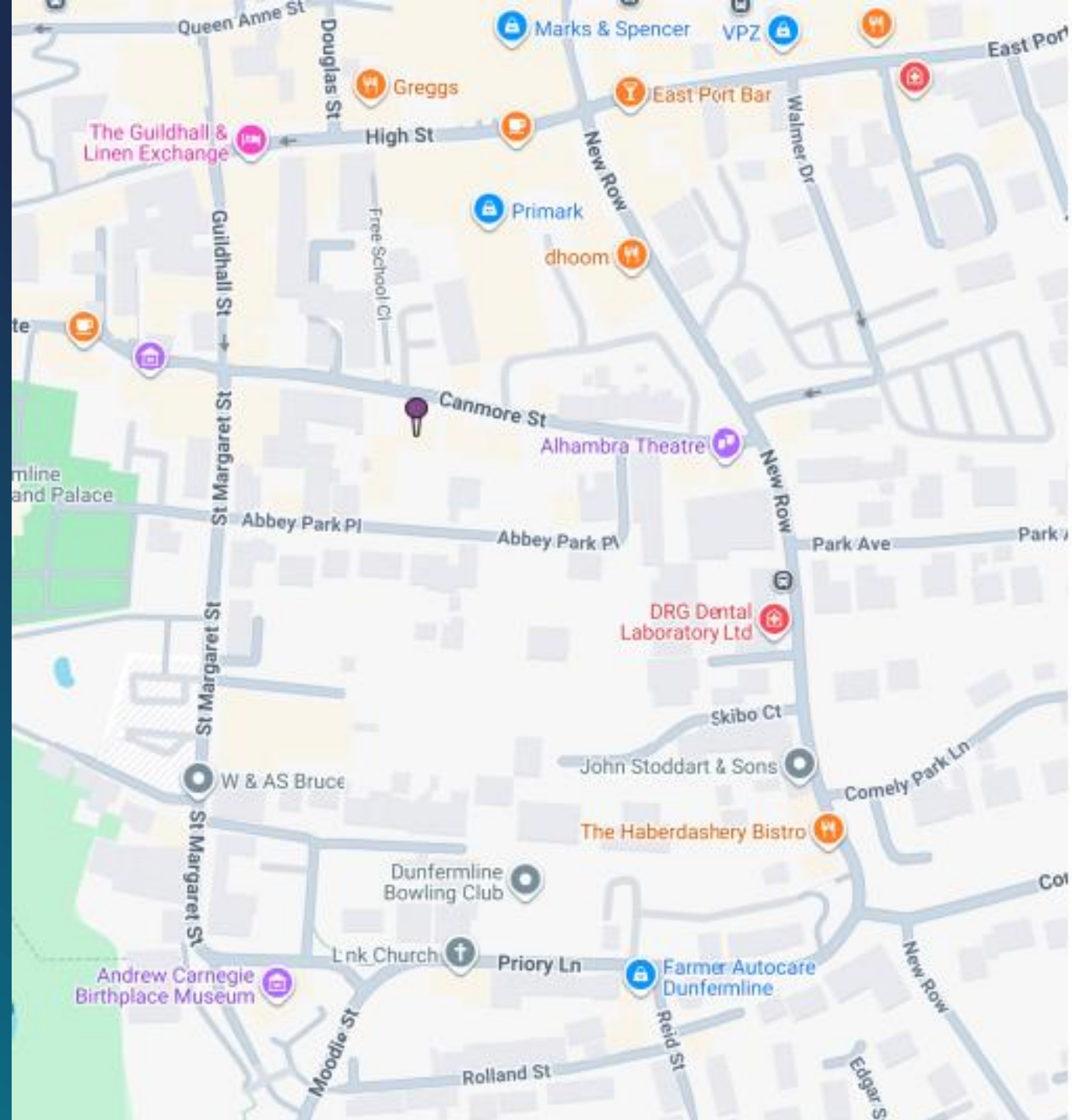


DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Lower Ground Floor Office	87.61	943

LOCATION

Dunfermline is one of Fife's principal commercial centres, serving a growing residential population of over 50,000 and a catchment area of approximately 150,000 people. The city enjoys a strategic location within Fife, situated just a few miles north of the Queensferry Crossing and benefiting from excellent regional connectivity.

More specifically, the subjects occupy a prominent position on the south side of Canmore Street, approximately a five-minute walk from Dunfermline High Street. Running parallel to the city's main retail thoroughfare, Canmore Street benefits from a wide range of nearby amenities, services and leisure facilities, while also providing convenient access to key transport links.



TERMS

Rental offers of £12,500 per annum, exclusive are invited.

VAT

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

RATING

According to the Scottish Assessors Association website, the subjects are, currently entered in the Valuation Roll with rateable values of £17,200 Prospective occupiers should note that these assessments may be subject to review and reassessment upon occupation.

VIEWING

Strictly through the sole letting agents.

CONTACT

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Bradley Hall



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Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. **2)** all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them **3)** no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor **4)** no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458 **5)** All details are provided Subject to Contract

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