

TO LET

18 Campbell Street

18 Campbell Street, Dunfermline, KY12 0QJ

Retail Unit To Let

46.15 SQ M (497 SQ FT)



Bradley Hall

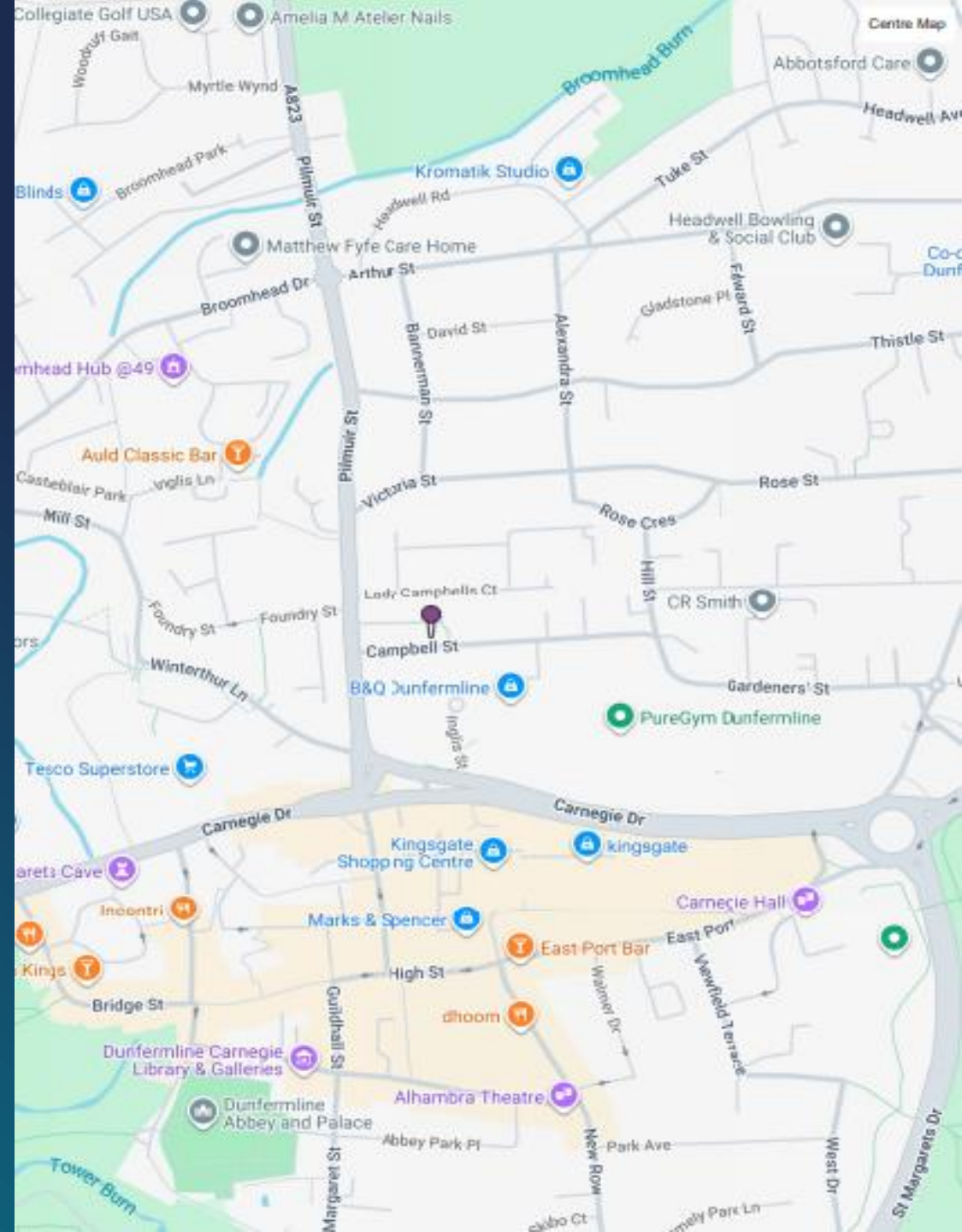
LOCATION

Dunfermline is one of Fife's principal commercial and administrative centres, with a resident population of approximately 60,000. Elevated to city status in 2022, the city has experienced significant growth and investment over recent decades, supported by major residential, retail and employment developments, including the extensive Dunfermline Eastern Expansion and the nearby Amazon distribution facility.

Strategically positioned within central Scotland, Dunfermline benefits from excellent connectivity via the M90 motorway and Queensferry Crossing, providing convenient access to Edinburgh approximately 17 miles to the south, Perth around 30 miles to the north, and Dundee approximately 50 miles beyond.

The subjects are situated on the northern side of Campbell Street, close to its junction with Pilmuir Street at its western end. Dunfermline city centre and the High Street lie ½ mile to the south and the surrounding area is an established mixed-use location, characterised by a range of commercial occupiers at ground floor level with residential accommodation above and in neighbouring properties.

Nearby amenities include the Carnegie Leisure Centre and swimming pool, while Carnegie Retail Park is located a short distance to the south, providing a strong mix of national retail and leisure operators.



DESCRIPTION

The subjects comprise an attractive ground floor retail/salon unit currently fitted out as a hair and beauty salon, forming part of a traditional two-storey terraced building of stone construction beneath a pitched slate roof.

The accommodation is presented to a good standard throughout and provides bright, open-plan salon space to the front, together with a treatment room, staff kitchen and WC facilities to the rear.

Internal finishes include laminate flooring, painted plasterboard walls and ceilings, creating a modern and welcoming working environment. The salon also benefits from two hair backwash stations positioned within the rear section of the premises.

The property is well suited to continued salon and beauty uses, or more traditional retail and other similar commercial uses, subject to the necessary consents.

USE

Class 1A Retail Planning Use consent.

EPC RATING

EPC available upon request.



DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Ground Floor	46.15	497
TOTAL	46.15	497

TERMS

Rental offers of £12,000 per annum, exclusive, are invited.

VAT

All costs are exclusive of VAT. Interested parties should satisfy themselves as to the payment of VAT.

RATING

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £4,200.

VIEWING

Strictly through appointment via the sole marketing agents.

CONTACT

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