



## The Former Post Office, 42/44 Queen Anne Street, Dunfermline, KY12 7AA

- Attractive Stone building on Prominent Site
- Large open plan retail layout with ancillary support accommodation
- Thought suitable for variety of alternative uses (subject to planning)
- Established City Centre location
- Dedicated and on site car parking
- Excellent access to transport links
- Extends to 542.03 sq.m (5,835 sq.ft)

## LOCATION

Dunfermline is one of Fife's principal centres of commerce and has recently been appointed Scotland's newest City. It has a resident population now in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000. The City occupies a key position within Fife, a few miles north of the Forth Road & Rail Bridges, and adjacent to the M90 Motorway. The city centre is well served by public transport with the main train and bus stations within easy reach.

The subjects occupy a prominent site on the corner of Queen Anne Street and Pilmuir Street in Dunfermline city centre. Queen Anne Street is a secondary shopping thoroughfare which runs parallel to the High Street, Dunfermline's principal retailing thoroughfare.

The location is immediately adjacent to Dunfermline Bus Station and one of the secondary entrances to the Kingsgate Shopping Centre is directly opposite on Pilmuir Street.

## DESCRIPTION

The subjects comprise the former Post Office occupying a prominent corner position close to the Kingsgate Shopping.

The building is of traditional sandstone construction providing accommodation over ground and first floors. A single storey extension is of brick construction which has been built to the rear in an approximate horseshoe shape around a central courtyard.

There is parking available on site for up to capacity 7 vehicles.

## ACCOMMODATION

The subjects extend to the following Net Internal Areas.

Area / Floor	sq.m	sq.ft
Retail Area	220.0	2,368
Office, Stores and Staff Areas	231.02	2,487
1st Floor Office and Staff	91.01	980
<b>Total</b>	<b>542.03</b>	<b>5,835</b>

## PRICE

POA

## LEASE TERMS

The subjects are offered on a Full repairing and Insuring lease term for a period to be negotiated, incorporating rent reviews at appropriate intervals.

## RATEABLE VALUE

The Scottish Assessors Portal notes the subjects carry the following Rateable Value(s)

Post Office, 42-44 Queen Anne Street, Dunfermline - £53,750.

Office, Pilmuir Street, Dunfermline - £13,500

## EPC

A copy of the EPC is available upon request

## LEGAL COSTS

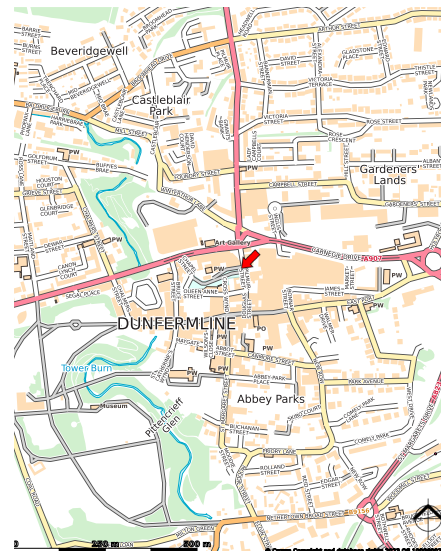
Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

## VAT

For the avoidance of doubt all prices are exclusive of VAT unless otherwise stated and any prospective purchasers should satisfy themselves independently as to the incidence of VAT involved in this transaction.

## FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.



To arrange a viewing please contact:



Duncan Fraser  
Associate  
07769 377 431  
duncan.fraser@g-s.co.uk

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: April 2023