

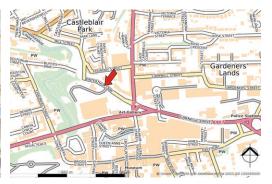


Unit 2A, The Linen Quarter, Winterthur Lane, Dunfermline KY12 7AJ

- Located in an established town centre modern development.
- Modern retail/office accommodation
- Units from 128.5 sq m (1,383sq ft) to 690 sq m (7,426 sq ft)
- · Suitable for a variety of uses







To arrange a viewing please contact:



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LOCATION

Dunfermline is one of Fife's principal centres of commerce and 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 town occupies a key position within Fife, a few miles north of the Forth Road & Rail Bridges, and adjacent to the M90 Motorway. More specifically, the subjects are situated within the recent Linen Quarter development on the North side of the Winterthur Lance, less than 1.5 miles from Dunfermline City Centre. Nearby occupiers, include Tesco, Fire Station Creative and Carnegie Leisure Centre.

DESCRIPTION

The subjects offer open plan retail/ office accommodation with WC and tea preparation facilities to the rear. The flooring throughout the unit will be of screed, walls will be unpainted block, and the properties will benefit from a district heating system. The unit is thought to be suitable for a variety of uses (STP)

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate gross internal areas:

COMMERCIAL UNIT	AVAILABILITY	SQ M	SQ FT
Unit 2A Retail/Office	Available	190	2,044
Unit 2B Retail/Office	PRE LET	218	2,346
Unit 2C Retail/Office	PRE LET	153.5	1,652
Unit 2D Retail/Office	PRE LET	128.5	1,383
TOTAL		793.5	8,540

RENT

Price on Application

RATEABLE VALUE

The subjects will be assessed on completion.

EPC

The subjects will be assessed on completion.

LEGALS/VAT

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. All prices, premiums and rents quoted are exclusive of VAT.

IMPORTANT NOTICE

- 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.
- 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.
- 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
- All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery
- 5. A list of Partners can be obtained from any of our offices.
- 6. Date of Publication: April 2025