



13B Carnegie Drive,  
Dunfermline,  
KY12 7AN

- Good quality Retail/salon opportunity
- City centre and prominent road location
- Net internal area extends to 28.30 sq. m (305 sq. ft)
- Use class 1A

## LOCATION

Dunfermline has a resident population of circa 50,000 and is considered one of the main commercial centres within the Fife region. Edinburgh lies approximately 17 miles to the south via the Queensferry Crossing and M90 with Perth lying approximately 30 miles and Dundee approximately 50 miles to the north, again via the M90 motorway.

Dunfermline received city status in 2022 and has been subject to quite substantial and increased expansion over the last two decades with the Dunfermline Eastern Expansion being a key project providing substantial amounts of housing, leisure and retail developments. A 1,000,000 sq ft Amazon distribution warehouse which opened in circa 2014.

More specifically, the unit is located on the south side of Carnegie Drive, a popular road with a mixture of both national and local operators including Tesco, restaurants, barbers and hairdressers. This road lies in close proximity to the Kingsgate shopping centre, and therefore benefits from great footfall.

## DESCRIPTION

The subject comprises a ground floor retail unit currently configured as a salon with an open plan shop front, with storage facilities, kitchen, W/C and staff area located to the rear.

The salon has laminate floor overlays, with walls and ceilings being of a painted plasterboard finish. Lighting is provided by a number of LED inset spotlight fixtures, with natural light afforded through the display window to the front.

## ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Net Internal Area basis in the order of:

Net Internal Area — 28.30 sq. m (305sq ft.)

## RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £5,100.

## SALE PRICE

P.O.A

## LEGAL COSTS + VAT

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

## EPC

EPC can be made available upon request.



To arrange a viewing please contact:



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