

FOR SALE

RETAIL UNIT / SALON



18 Campbell Street Dunfermline

- Excellent City Centre Location
- Good quality and well presented retail/salon space.
- On street parking
- NIA extending to 46.15sq m (497 sq.ft)



LOCATION DESCRIPTION

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.

The subjects lie on the north side of Campbell Street towards its western end a short distance to the north of Dunfermline city centre with the main High Street approximately 1/2 mile to the south.

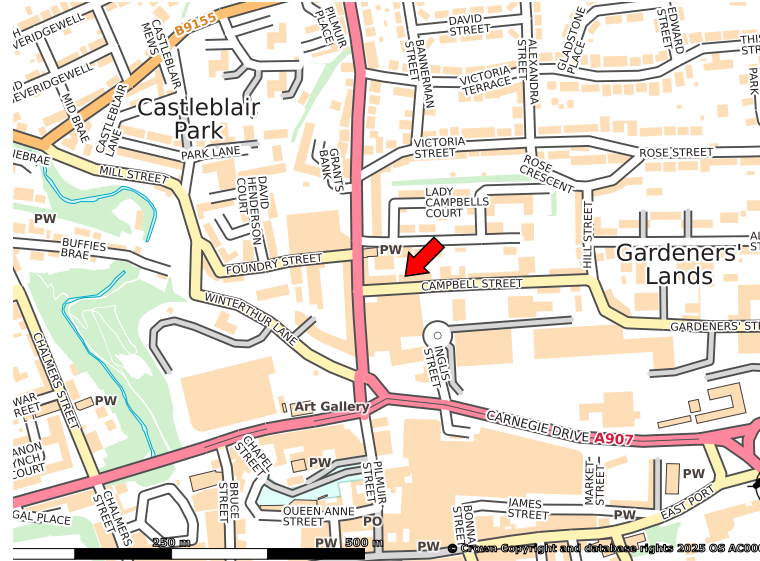
This is a mixed use location with neighbouring properties comprising commercial units in a small parade at ground floor level with residential uses above and in surrounding areas. The City's Carnegie Sports centre and swimming pool lies adjacent and the Carnegie Retail Park lies to the south.

DESCRIPTION OF PROPERTY

The subjects comprise a ground floor retail unit/salon set within a larger terraced 2 storey building of stone construction surmounted by a pitched and slate clad roof.

It has been improved to provide an attractive and brightly salon style premises with an open plan front sales/salon part with treatment room, toilet and kitchen to the rear.

Floors are provided in laminate overlay with walls and ceilings finished in painted plasterboard. There are 2 hair backwash units to the rear of the salon.



To arrange a viewing please contact:



Duncan Fraser

Director

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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:

Ground Floor	46.15 sq m	(497 sq ft)
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RATEABLE VALUE

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

SALE PRICE

P.O.A

LEGAL COSTS

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

VAT

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

EPC

The EPC is available upon request.

VIEWINGS

By appointment with the sole marketing agents.

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

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6. Date of Publication: May 2025