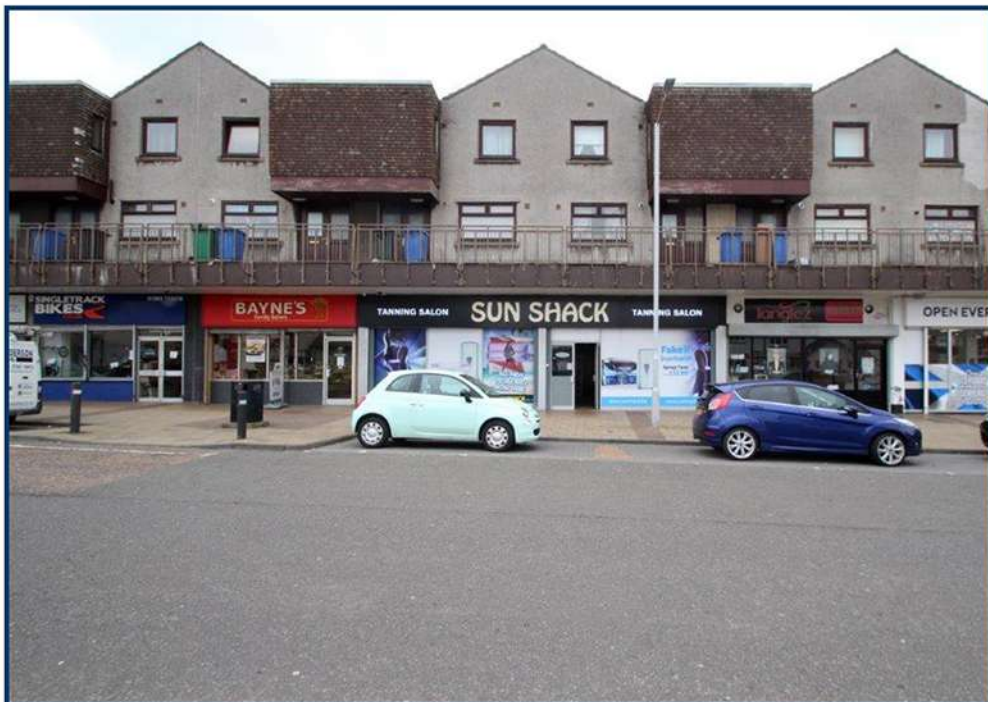


## UNITS 1 - 13 ABBEY VIEW, DUNFERMLINE, KY11 4HE



**RARELY AVAILABLE FULL PARADE INVESTMENT**





- Retail Parade Investment On Ground Lease (20% of rent)
- Gross Rent: £112,998per annum
- Net Income: £89,684per annum
- Opportunity For Rent Increase
- Rarely Available Opportunity To Acquire Full Parade
- Price: £850,000

#### LOCATION

The subjects are located on the South side of Allan Crescent, West of its junction with Abbey View within a well populated residential area of Dunfermline.

Dunfermline is located approx 4 miles North of the newly opened Queensferry Crossing within the Kingdom of Fife.

With a resident population of c. 50,000 and wider catchment of 150,000, Dunfermline is the largest settlement in the area.

Neighbouring occupiers include Marks & Spencer, T.S.B, Nationwide Building Society & The Kingsgate Shopping Centre.

#### FURTHER INFORMATION

The subjects comprise a fully occupied ground floor retail parade of 13 No. units within one single development.

The first floor of the development comprises residential dwellings which are not included with the subjects offered for sale. The subjects benefit from on street parking to the front and private parking to the rear with each unit benefitting from front and rear access.

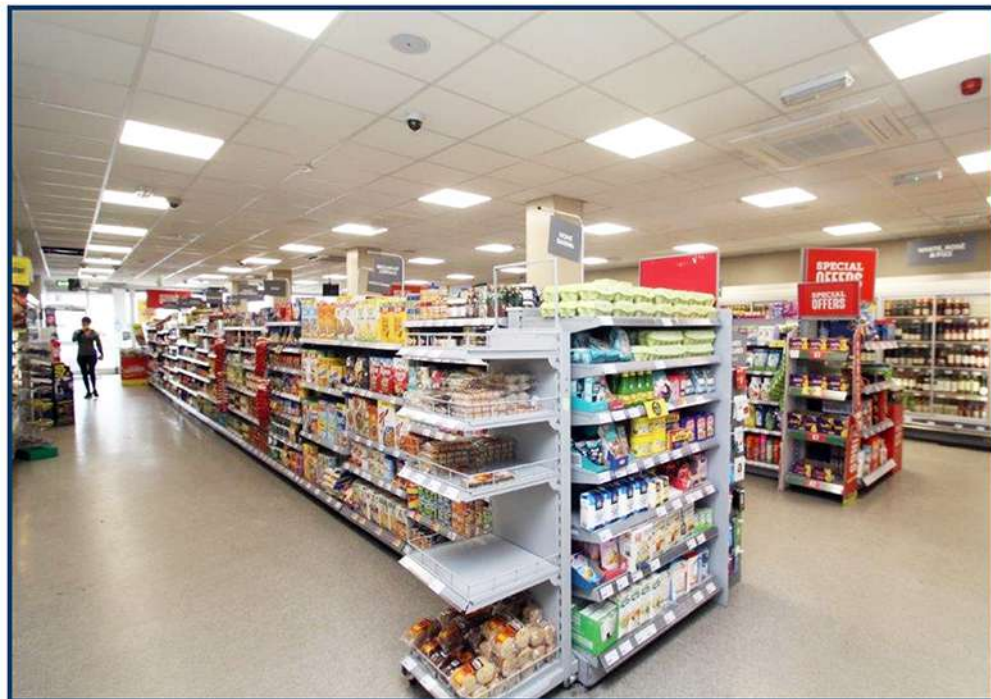
Headline tenants include: Baynes Bakers, Punch Taverns, Sunset Beach & Co-Op

The subjects are held under a ground lease of 100 years from 27/02/1967. Fife Council have intimated that the right to lease is held until 25/08/2118.

The calculation of ground rent is based on 20% of the income received from the commercial premises plus £750.

With the current gross income being £112,998 after deductions giving any proposed purchaser a Net income of £89,648.40per annum.









## TENANCY INFORMATION

Unit	Tenant	Lease Expiry	Current Rent (p.a.)
Unit 1	Personal Name	11th March 2032	£10,000.00
Unit 2	O'Neill Quality Butchers Ltd	24th March 2019	£6,200.00
Unit 3	Personal Name	31st July 2020	£5,720.00
Unit 4	The Frozen Spoon Ltd	30th October 2023	£10,000.00
Unit 5	Personal Name	22nd November 2020	£4,800.00
Unit 6	Singlebike Tracks	31st July 2021	£4,800.00
Unit 7	S.M Bayne & Co Ltd	24th June 2018	£6,500.00
Unit 8 & 9	Lisra Properties Ltd	23rd June 2024	£13,650.00
Unit 10	Personal Names	18th April 2021	£8,328.00
Unit 11	Martin McColl Limited	1st June 2028	£20,000.00
Unit 12	Personal Name	May 2023	£10,000.00
Unit 13	Personal Name	1st May 2028	£13,000.00

## PRICE

Our client is offering their freehold interest in the subjects for £850,000 representing a Gross Initial Yield of 10.56%

## V.A.T.

Prices quoted are exclusive of V.A.T.

## LEASE'S & TITLE

Available on request

## LEGAL

Each party shall bear their own legal costs incurred in the transaction

## E.P.C.

Available on request

## VIEWING

By appointment only

Jas Aujla  
Will Rennie



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