



ime Property Agents
Ltd

12 Home Street
Edinburgh

To Let/For Sale

£50,000 per annum

£650,000 Offers Over

2 Rannoch House, Dumfermline KY12 7UW

Class 10 Premises

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Location

Rannoch House is situated at the junction of Comely Park and New Row in a mainly residential district of Dunfermline. The town centre itself is only a few minutes walk away with a wide range of High Street occupiers like Costa Coffee, Santander, Next and Primark.

Dunfermline is a popular commuter town less than 20 miles from Edinburgh city centre. It offers schooling at primary, secondary and college levels and there is a wide range of local amenities to support a growing population.

Transport connections are excellent with Dunfermline Town railway station only 0.5 miles to the south of the property. The M90, meanwhile, leading to the Queens Crossing

is only 5 miles away.

Description

The subject is an extensive stone built detached Victorian villa occupying a corner plot of approximately 0.61 acres. Formerly occupied by a department of Fife Council, the opportunity is now available with the benefit of planning consent for a children's day nursery (94 maximum places) A nursery occupier took occupation just before the lock down and it couldn't get off the ground, an experienced nursery operator would be best fitted for this location.

The property is configured over three floors with many of the rooms enjoying high ceilings and retaining their period features. The mature landscaped grounds are very pleasant and ideally suited for the intended use whilst there is also car parking for approximately 25 vehicles.

Incentives are available to get the building back to a useable condition, as well as a nursery this property would suit a health/medical centre, education centre, HMO Occupier, Community Hub and a whole lot more

Town Planning

The former planning consent for a children's day nursery can be viewed on the planning portal on the Fife Council website using reference: 15/00384/FULL

Lease Terms/Sale Price

Our clients are seeking £50,000 per annum to let the premises on a new Full Repairing and Insuring (FRI) lease for a term to be agreed. Our Clients would consider Offers over £650,00

Rateable Value

According to the Scottish Assessors website (www.saa.gov.uk) the subjects have a Rateable Value of £49,500. The uniform business rate for 2023 is £0.49 pence in the pound.

Nurseries in Scotland can qualify for 100% rates relief.

Entry

Upon completion of a formal missive under Scots Law.

Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

Viewing and Further Information

By appointment through the sole letting agent, ime Property Agents Ltd.

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