

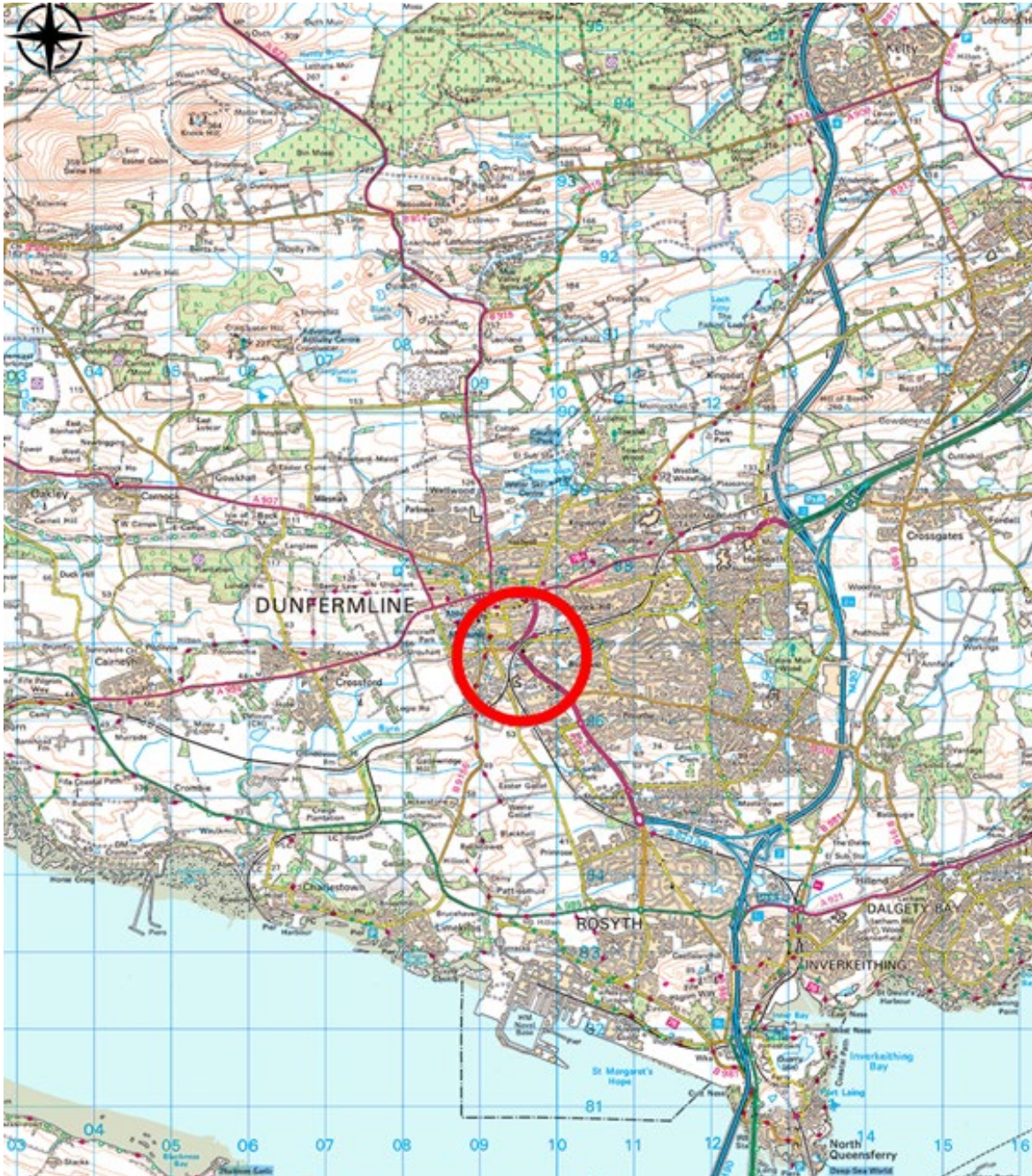
TO LET
RETAIL UNITS CLASS 1A

**GRAHAM
SIBBALD**



**Bothwell Street,
Dunfermline, KY11 3AG**

- Newly created and refurbished retail units in prominent location on main arterial route
- Units ranging from 1,163 sq.ft — 4,868 sq.ft
- Designated and ample car parking provision
- Completion due Q1 2027
- Class 1A Planning Use Consent
- Dunfermline City Rail Station in near proximity



LOCATION

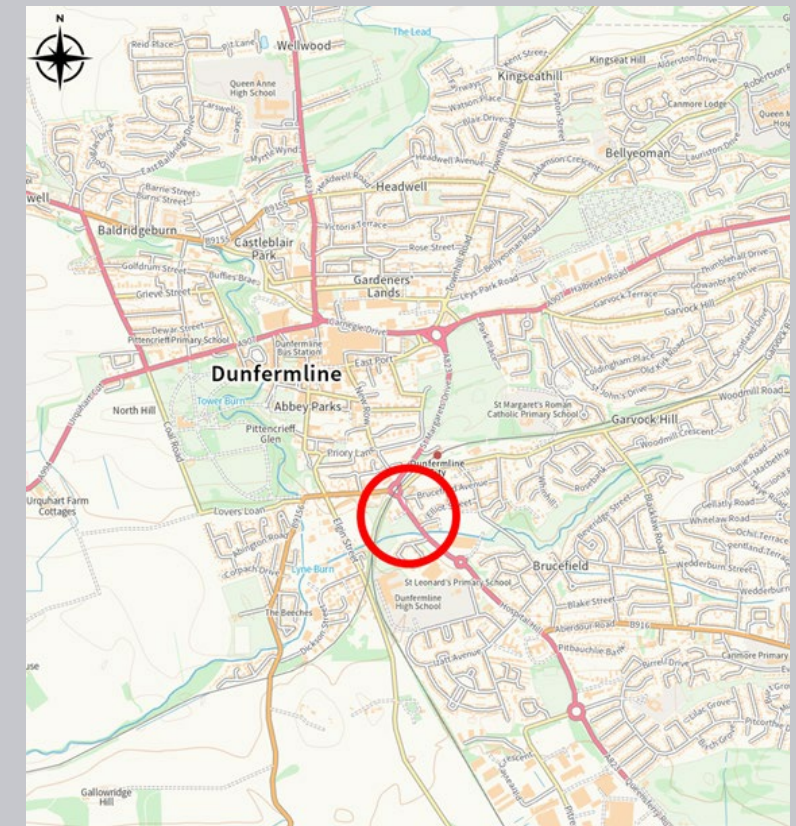
Dunfermline has a resident population of circa 50,000 and is considered one of the main commercial centres within the Fife region. Edinburgh lies approximately 17 miles to the south via the Queensferry Crossing and M90 with Perth lying approximately 30 miles and Dundee approximately 50 miles to the north,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

More specifically, the units are located on the west side of Bothwell Street directly to the south of Bothwell Gardens Roundabout connecting to Dunfermline City Centre via St Margaret's Drive and Nethertown Broad Street.

This is a prominent roadside location offering high visibility and benefiting from substantial volumes of passing traffic and footfall.

Dunfermline City Railway Station lies in close proximity.



DESCRIPTION

Upon completion the ground floor will be developed to provide 1 to 3 retail units within a 2-storey detached building of blockwork exterior incorporating metal cladding, with new glass frontages and landscaping.

The units will be of a modern open-plan design and comprise staff breakout and storage areas, WC facilities, with units 1 & 3 also benefitting from dedicated office space.

There will also be private car parking with EV charging points, with up to 22 spaces available.

Units are available individually or as a whole and can be adapted to provide a more bespoke arrangement and specification.



ACCOMMODATION

The Property has been measured on a Gross Internal Area basis.

Floor	Sq.M.	Sq.Ft.
Unit 1	168	1,808
Unit 2	108	1,163
Unit 3	168	1,808
Total(s)	452.24	4,868

Units will be available from 1,163 sq.ft. to 4,868 sq.ft.

PLANNING

All relevant planning information is available on the Fife Planning Portal; reference 26/00107/FULL. Further details also available from the marketing agents.

RATEABLE VALUE

The subjects will require to be assessed by the Local Authority upon completion.

RENTAL PRICING

Price on application.

VIEWINGS

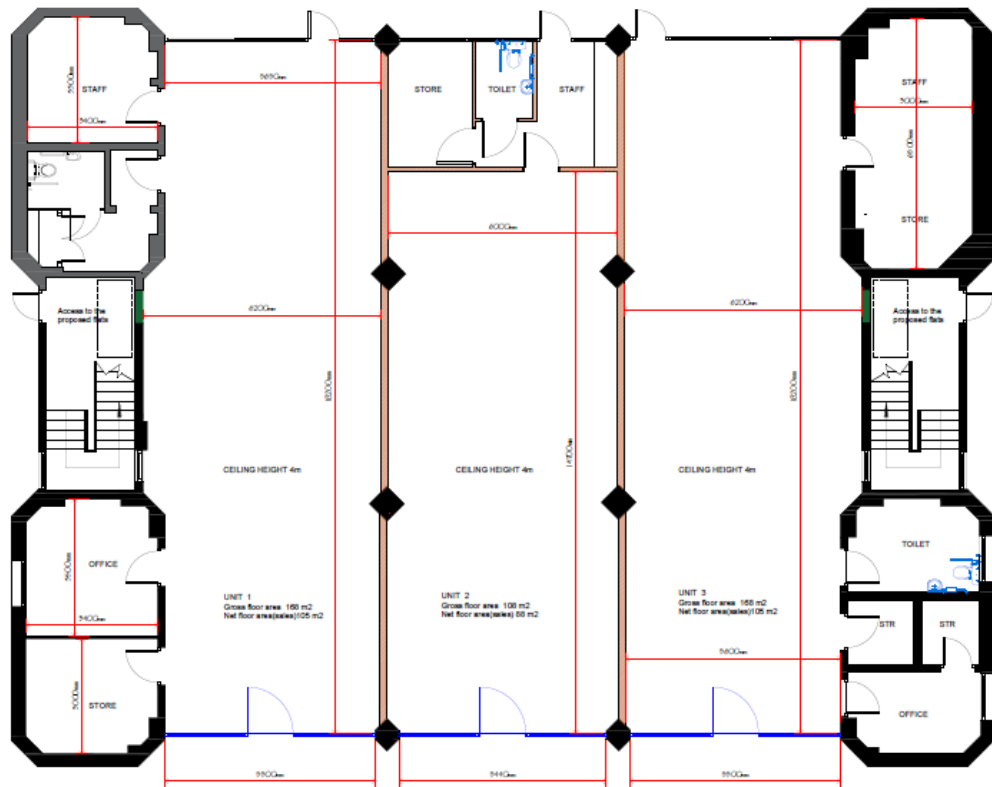
Viewings are by appointment with the sole letting agents upon completion of the development.

LEGAL COSTS + VAT

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

EPC

The subjects will require to be assessed for EPC purposes upon completion.



Indicative Only



To arrange a viewing please contact:



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IMPORTANT NOTICE

1. 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.
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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.
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5. Date Published: May 2026

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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.