

Dunfermline Premises fronting Pittsburgh Road Fife KY11 8EH

- **Newly Built Freehold
Convenience Store Investment**
- Let on new 15 year lease (1)
- Let to C J Lang & Son Ltd
- Well located in predominantly residential area
- Rent Review 2022
- Current Rent Reserved
£53,000 pa



NB. The Property is newly constructed and the tenants have only recently signed the lease. The above photo has had the signage overlaid on it.

Tenure

Freehold.

Location

Dunfermline, which is the main commercial centre for West Fife, lies about 16 miles north-west of Edinburgh, 22 miles east of Stirling and 37 miles north-east of Glasgow. The town has a population of some 50,000 (2012 census).

The property is located in a largely residential area on the east side of Pittsburgh Road, which was formed to link the Dulloch Park housing development to Fife Leisure Park and the M90 Motorway (Junction 3)/A92. Fife College is opposite, whilst the Halbeath Retail Park is situated close by. Fife Leisure Park is also close by, where there is an Odeon cinema, Bannatyne Heath Club and various restaurants.

Description

This newly built property is arranged on ground floor only to provide a purpose built convenience store. Externally, the property benefits from customer parking for approximately 20 cars.

The property provides the following accommodation and dimensions:

Gross Frontage	17.84 m	(58' 6")
Net Frontage	13.88 m	(45' 6")
Built Depth	21.26 m	(69' 9")
Ground Floor (gross internal)	349.1 sq m	(3,760 sq ft)

Tenancy

The entire property is at present let to CJ LANG & SON LIMITED (t/a Spar) for a term of 15 years from 20th September 2017 at a current rent of £53,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. There is a tenant's option to determine at the end of the tenth year (1).

Tenant Information

No. of Branches: 119.

Scotland's largest independent retailing and distribution company.

Website Address: www.cjlang.co.uk

For the year ended 30th April 2016, CJ Lang & Son Limited reported a turnover of £194.609m, a pre-tax profit of £914,000, shareholders' funds of £40.570m and a net worth of £38.788m. (Source: Experian 21.09.2017.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

