

**Keir Hardie Terrace
DUNFERMLINE
KY11 3BP**



GERALDEVE

FOR SALE

Former ambulance station

354.87 sq m (3,820 sq ft.)



Development opportunity (subject to planning)

- detached former ambulance station with office and garage space
- surfaced site extends to 0.36 acres / 0.146 ha
- conveniently located in a residential area

Keir Hardie Terrace DUNFERMLINE



GERALDEVE



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Location

The premises are located to the south of Dunfermline town centre, which is one of Fife's principal centres of commerce and has benefited from good levels of investment in recent years. The town is situated 3 miles west of the M90 Motorway and is approximately 18 miles north of Edinburgh via the Forth Road Bridge.

The subjects are located in a predominantly residential area, with commercial concerns in close proximity, comprising Hospital Hill Surgery and Dunfermline Business Centre, north of the subjects on Izatt Avenue. The property is near to the A823 Hospital Hill/Queensferry road, a main arterial route running through Dunfermline which provides access to the M90 Motorway.

Description

The subjects comprise a single storey detached unit of brick construction which is partly rendered. The garage benefits from a roller shutter door below a single pitch profile metal sheet roof. The office section is below a flat bitumen felt covered roof.

The premises are currently fitted out for use as an ambulance station and includes office and garage space with a generous yard, which is surfaced in concrete.

Planning

The property is currently allocated as an ambulance depot in the local development plan however it has potential for alternative uses subject to planning.

All enquiries should be directed to Fife Council's Planning office on 03451551122.

Areas

The areas have been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th edition):

| | | |
|---------------------|----------------|----------------|
| Buildings | 354.87 sq m | (3,820 sq ft.) |
| Overall Site | 0.146 hectares | (0.36 acres) |

Tenure

We are instructed to offer for sale our client's heritable interest in the premises (Scottish equivalent to English freehold).

Rateable Value

We understand that the premises are currently entered into the 2017 Valuation Roll as follows:

| | |
|-----------------|----------------|
| Ambulance Depot | £26,400 NAV/RV |
|-----------------|----------------|

Terms

Our clients are seeking offers over £150,000

EPC

Available upon request

Viewing

By appointment through sole agents, Gerald Eve LLP.

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