



**FOR SALE /  
TO LET**

**RETAIL SHOWROOM /  
WAREHOUSE**

**Suitable for a variety of  
Leisure and Retail/  
Showroom type uses.**

**187.64 Sq.M  
(2,019 Sq.Ft)**

**Offers Over £100,000 or  
£10,000 per annum  
invited.**

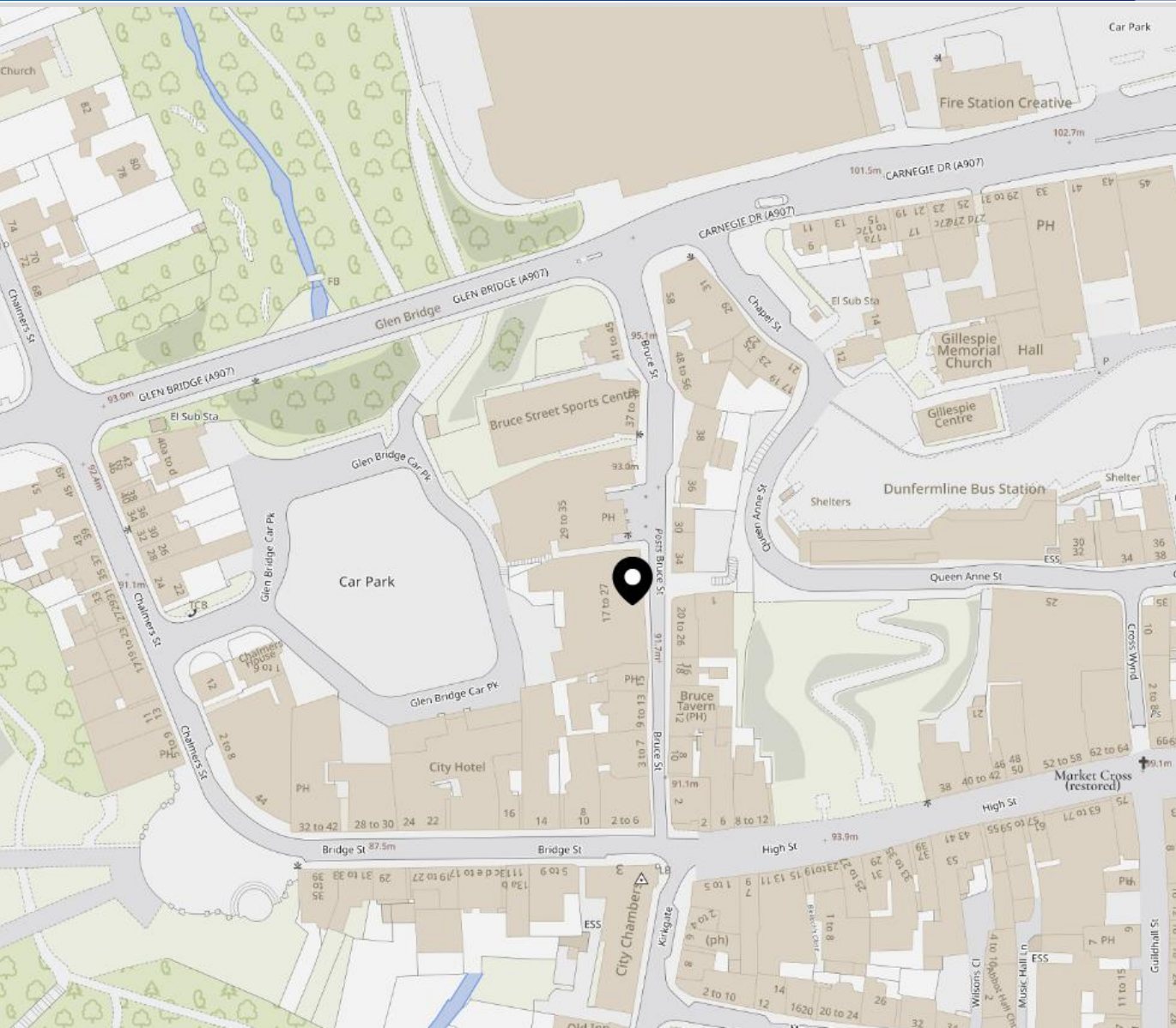


**FIND ON GOOGLE MAPS**

**19 BRUCE STREET, DUNFERMLINE, KY12 7AG**

**CONTACT: Gavin Russell | [g.russell@shepherd.co.uk](mailto:g.russell@shepherd.co.uk) | 01383 722337 | [shepherd.co.uk](http://shepherd.co.uk)**





## LOCATION

Dunfermline is one of Fife's principal centres of commerce and has a resident population now in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000. The city occupies a key position within Fife, a few miles north of the Forth Road & Rail Bridges, and adjacent to the M90 motorway.

Dunfermline has experienced significant levels of economic expansion over the course of the last 20 years with the most significant project being the development of the Dunfermline Eastern Expansion Zone which provides a mixture of residential, leisure and business uses.

Dunfermline also lies on the Fife Circle network which connects all of Fife's principal towns with Edinburgh to the south.

The subjects are situated on the west side of Bruce Street which is a secondary retailing thoroughfare just off Dunfermline High Street/Bridge Street at the corner junction with the City Chambers.

The surrounding area is principally of commercial use at ground floor level with residential or office accommodation above. A Tesco supermarket is located to the north.

Parking is available at Glen Bridge Car Park to the rear of the subjects, accessed via Chalmers Street nearby.

The location benefits from excellent access to local amenities and transport links with Dunfermline Bus Station being a short distance to the east.



## Description

The subjects comprise open plan retail accommodation over ground floor.

Access to the property is via a single pedestrian door leading from Bruce Street.

At present the subjects are in broadly shell condition and will require fit out works throughout to suit the intended use.

The subjects would lend themselves to a number of retail showroom or possible leisure type uses.

## Planning

The subjects currently benefit from local authority consent for conversion to a restaurant in conjunction with the neighbouring property (also for let/sale) please call for details.

Interested parties should make their own enquiries to the local planning authority to satisfy themselves with regards their proposed use.

## Rateable Value

£0 (Nil) - *The subjects will require to be reassessed for rates purposes on occupation.*

The annual rates multiplier is 48.1p for the financial year 2026/2027.

## Energy Performance Certificate

Full EPC details on request.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	187.64	2,019
<b>TOTAL</b>	<b>187.64</b>	<b>2,019</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

## Asking Price / Rent

Our clients are inviting offers over £100,000 for their heritable interest.

Leasehold offers at £10,000 per annum will also be considered subject to term and tenant covenant.

Further details available upon request.

## VAT

The subjects are not elected for VAT purposes at present.

## Legal Costs

Each party shall be responsible for their own legal costs with the purchaser/tenant being responsible for any LBTT, registration dues and VAT thereon

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Gavin Russell**

[g.russell@shepherd.co.uk](mailto:g.russell@shepherd.co.uk)

### Shepherd Chartered Surveyors

Signature Building, 8 Pitreavie Drive,  
Dunfermline, KY11 8UU

t: 01383 722337



### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[shepherd.co.uk](http://shepherd.co.uk)

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: MAY 2026

