



**FOR SALE /
TO LET**

RETAIL

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

**142.18 SQ.M
(1,530 SQ FT)**

**Offers Over £80,000 or
£10,000 per annum
invited.**

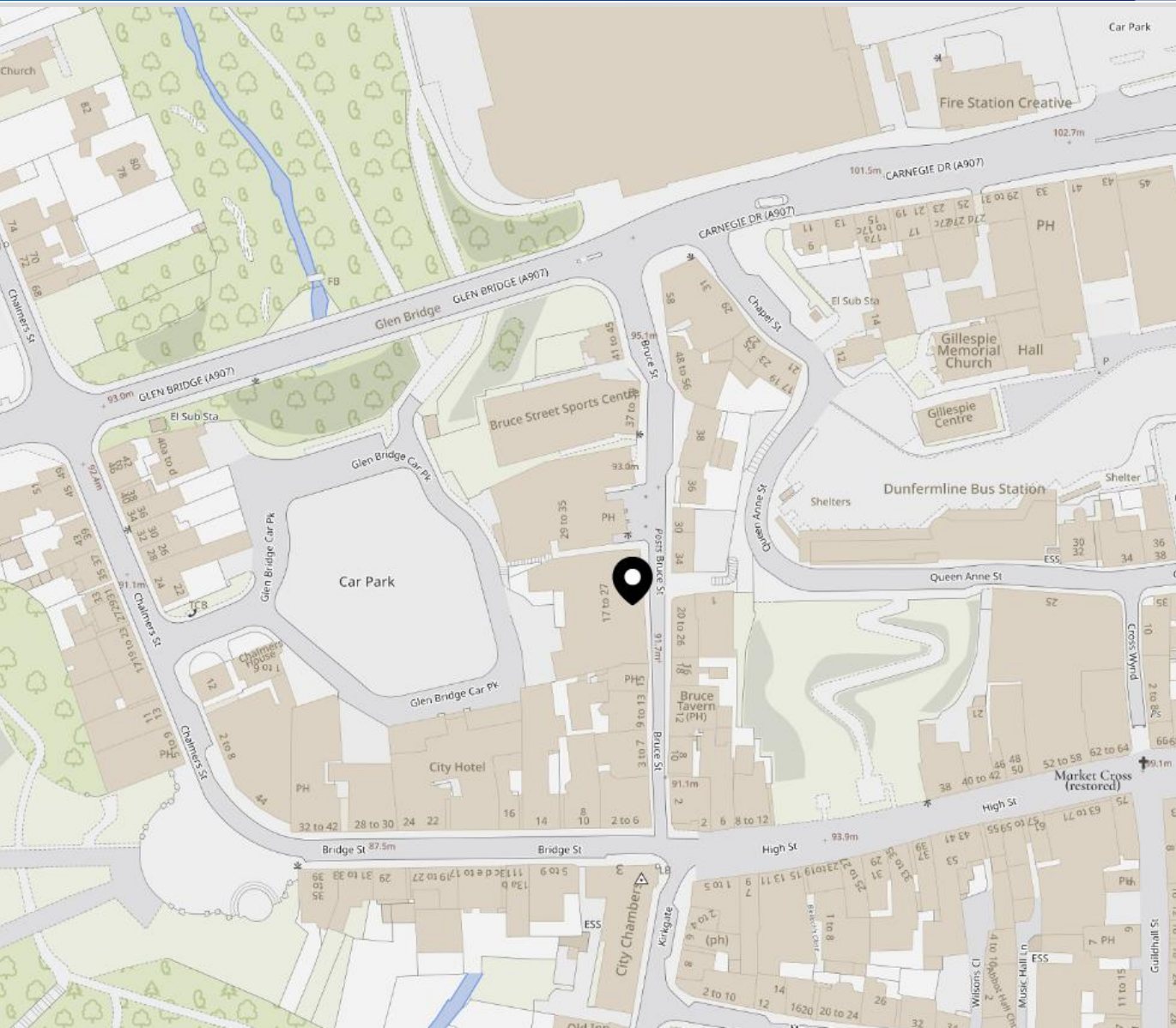


FIND ON GOOGLE MAPS

21 BRUCE STREET, DUNFERMLINE, KY12 7AG

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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 a former bookmakers arranged over ground floor.

Access to the property is via two separate recessed pedestrian doors leading from Bruce Street.

The frontage is protected via steel electric roller shutters.

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

£23,100. (currently under appeal – call for details).

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

Energy Performance Certificate

Full EPC details on request.

Accommodation

	m ²	ft ²
Ground Floor	142.18	1,530
TOTAL	142.18	1,530

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 £80,000 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:



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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.

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