



## FOR SALE - RETAIL

15 BRIDGE STREET, DUNFERMLINE,  
FIFE, KY12 8AQ

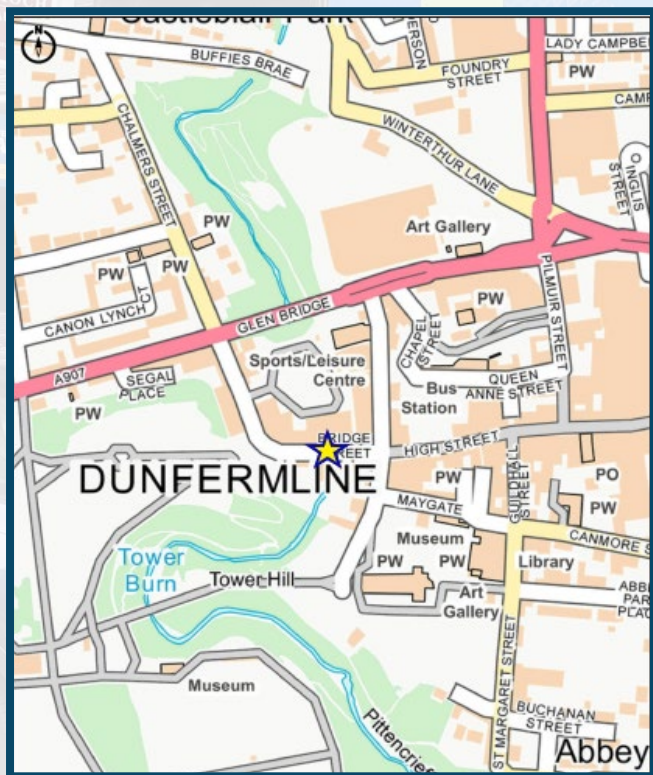
- Double fronted unit with large display windows
- Prominent Location
- Open Plan
- Extends to 55.28 sq m (595 sq ft)
- Offers in the region of £80,000

#### LOCATION:

Dunfermline is one of Fife's principal commercial centres with a resident population currently in excess of 50,000 people and a catchment area understood to lie in the region of 150,000. The city has undergone a period of economic expansion over the last 20 years and has provided significant opportunities for both commercial and residential sectors.

The subjects are located on the southern side of Bridge Street, which generally provides a good mix of both local and regional traders. Bridge Street forms a natural extension to the western end of Dunfermline High Street which is itself the main pedestrianised shopping area within the town.

The location of the property is shown on the undernoted plan.



#### DESCRIPTION:

The property consists of a ground floor mid-terrace retail unit, contained within a three storeys, attic, basement and sub-basement building. The property is of traditional stone construction beneath a pitched and slated roof.

Internally, the property is fairly open plan in nature with a retail area to the front and a rear shop with WC facilities. Flooring is formed in timber covered by laminate and vinyl with walls being predominately plastered with a painted finish. A new disabled WC has been installed to the rear of the shop providing modern sanitary fitting. The property further benefits from two large glazed metal display windows fronting on to Bridge Street.

#### ACCOMMODATION:

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition. From our measurements taken on site we have calculated the net internal area of the subjects to be in the order of:

55.28 sq m (595 sq ft)

#### RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £8,100 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.



#### PRICE:

Offers in the region of £80,000 exclusive of VAT are invited for the purchase of our client's outright ownership interest with the benefit of vacant possession.

#### ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is C.

#### VAT:

All prices quoted are exclusive of VAT.

#### LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

#### ENTRY:

Upon completion of legal formalities.

#### FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP  
27 Canmore Street,  
Dunfermline  
KY12 7NU

Tel: 01383 604 100 (Agency Department)

EMAIL: [lois.paterson@dmhall.co.uk](mailto:lois.paterson@dmhall.co.uk),  
[fifeagency@dmhall.co.uk](mailto:fifeagency@dmhall.co.uk)

#### VIEWING:

Strictly by arrangement with the agents.

Ref: ESA3226

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#### IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
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