

**ASKING PRICE REDUCED - £130,000**

**FOR SALE /  
TO LET**

**Retail / Office on  
prominent corner  
position**

**Located adjacent to High  
Street and Dunfermline City  
Chambers on busy  
thoroughfare**

**100% Small Business Rates  
Relief**

**80.81 Sq.M  
(870 Sq.Ft.)  
(plus extensive basement  
storage)**

**Offers Over £130,000 or  
£15,000 per annum invited**



**WHAT 3 WORDS**



**2 BRIDGE STREET, DUNFERMLINE, KY12 8DA**

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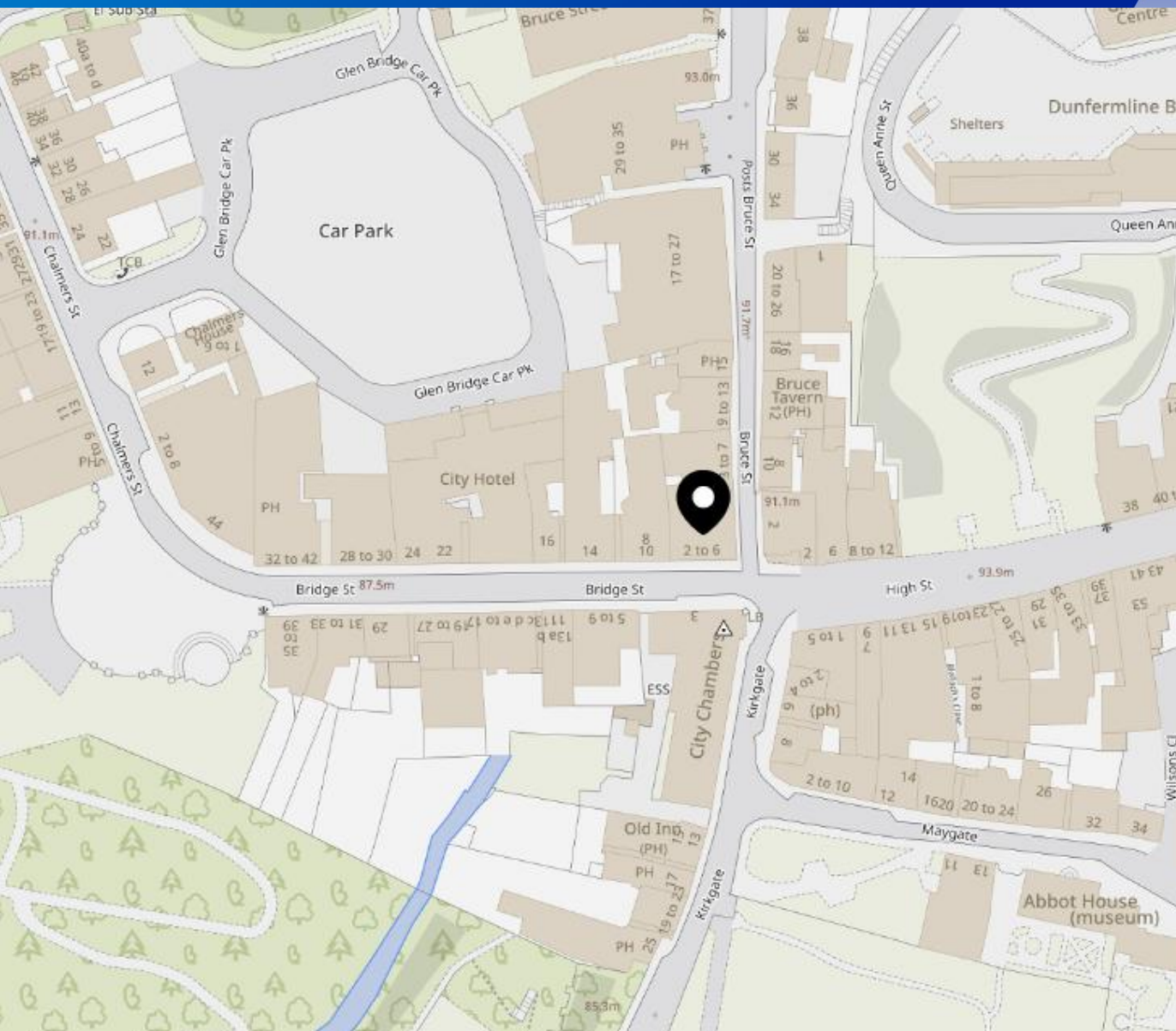






# Location

2 BRIDGE STREET, DUNFERMLINE, KY12 8DA



## 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 a prominent position on Bridge Street at the junctions with Bruce Street, Seagate and High Street and opposite the City Chambers.

Bruce Street is an effective extension of High Street, outwith the pedestrianised section with on-street parking available on Bruce Street and to the rear at Glen Bridge Car Park 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 northeast.



FIND ON GOOGLE MAPS



# Description

2 BRIDGE STREET, DUNFERMLINE, KY12 8DA



## DESCRIPTION

The subjects comprise a prominent and attractive retail/office unit arranged over the ground and basement floors of a traditional three-storey stone-built tenement.

Internally, the unit provides a well-presented office/retail space with a modern double frontage onto Bridge Street.

To the rear the subjects have ancillary storage and staff accommodation with separate access/egress available from Bruce Street.

In addition, the subjects benefit from extensive basement storage space.

The subjects would lend themselves to a number of retail or office type uses.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	80.81	870
Mezzanine	4.84	52
Basement	153.37	1,651
<b>TOTAL</b>	<b>239.02</b>	<b>2,573</b>

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







## Asking Price / Rent

The subjects are inviting offers over £130,000 for their heritable interest.

Leasehold offers at £15,000 per annum will also be considered subject to terms and tenant covenant.

Further details available upon request.

## Planning

The subjects are suitable for class 1A use which would include retail and office uses.

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

## Rateable Value

£11,700.

The annual rates multiplier is 49.8p for the financial year 2025/2026.

The subjects qualify for up to 100% small business rates relief subject to individual eligibility.

## Energy Performance Certificate

Full EPC details on request.

## VAT

The subjects are elected for VAT purposes and hence VAT will be charged at the prevailing rate.

## 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**

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### Shepherd Chartered Surveyors

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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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