

FOR SALE BY ONLINE AUCTION



**Auction Date:
10th February 2026**

**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)**

Guide Price = £110,000



WHAT 3 WORDS



SHEPHERD

PROPERTY AUCTIONS

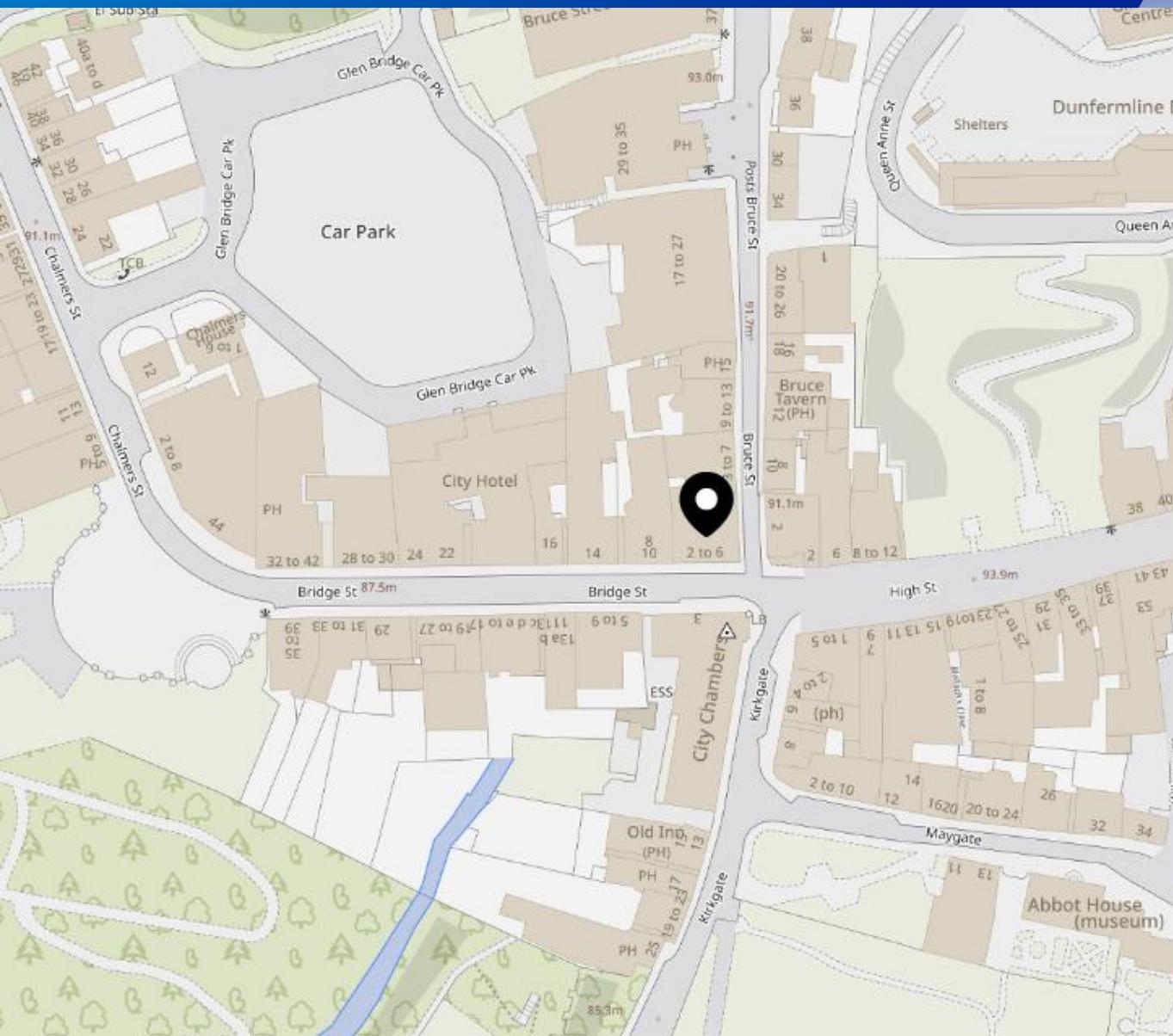
2 BRIDGE STREET, DUNFERMLINE, KY12 8DA

CONTACT: Gavin Russell | g.russell@shepherd.co.uk | 01383 722337 | shepherd.co.uk



Location

2 BRIDGE STREET, DUNFERMLINE, KY12 8DA



[FIND ON GOOGLE MAPS](#)

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.

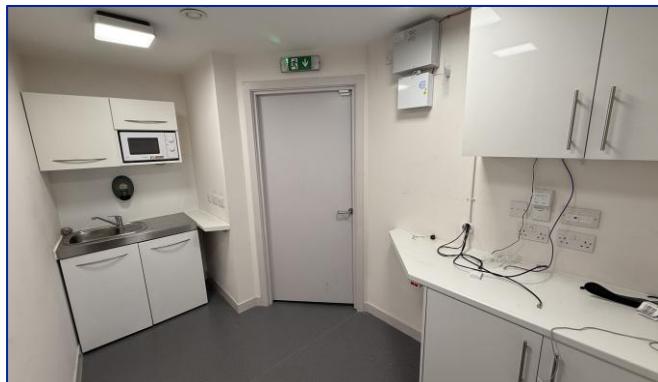
Bruce Street is an effective extension of High Street, outwith the pedestrianised section with on-street parking available on Bruce Street and to the rear at Glen Bridge Car Park accessed via Chalmers Street nearby.

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



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

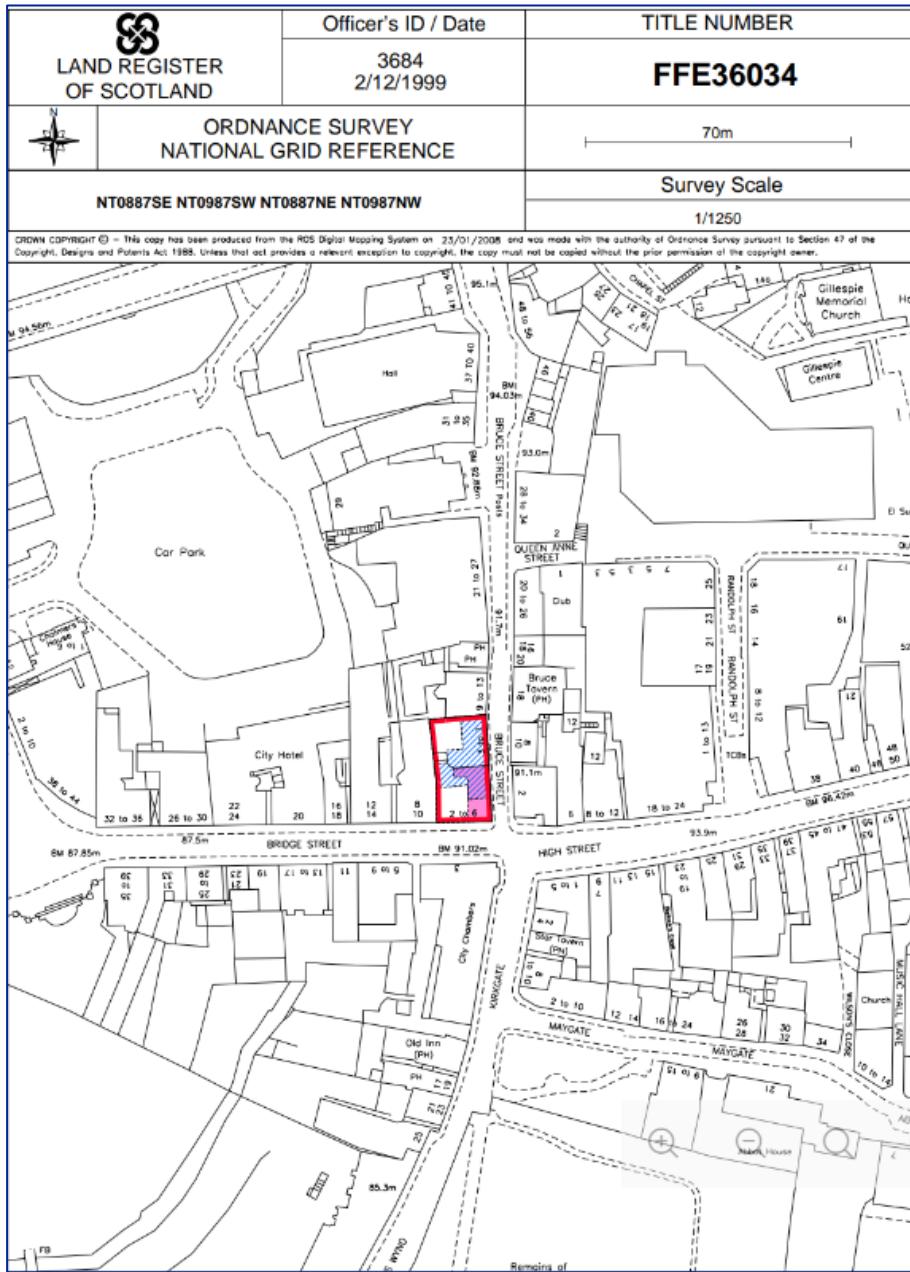
	m²	ft²
Ground Floor	80.81	870
Mezzanine	4.84	52
Basement	153.37	1,651
TOTAL	239.02	2,573

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).



Description

2 BRIDGE STREET, DUNFERMLINE, KY12 8DA





The Detail

2 BRIDGE STREET, DUNFERMLINE, KY12 8DA

Auction Date

The auction will be held on 10th February at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

Guide Price

The property has a guide price of £110,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,083.33 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

A copy of the EPC is available upon request.

Get in Touch

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



Gavin Russell
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](https://www.shepherd.co.uk)



SHEPHERD
PROPERTY AUCTIONS