



FALCONER

PROPERTY CONSULTANTS

**22 BRUCE STREET
DUNFERMLINE
KY12 7AG**

FOR SALE/MAY LET

- OFFERS OVER £75,000
- 580 FT²
- PRIME CITY CENTRE LOCATION
- PROMINENT GLAZED FRONTAGE
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- HIGH LEVELS OF PASSING TRADE
- GOOD LEVELS OF NEARBY PARKING

LOCATION

Dunfermline is a city, parish and former Royal Burgh, in Fife, Scotland, on high ground 3 miles (5 km) from the northern shore of the Firth of Forth.

The city currently has an estimated population of 58,508. According to the National Records of Scotland, the Greater Dunfermline area has a population of 76,210.

The subjects are located on the eastern side of Bruce Street between its junctions with Queen Anne Street and Bridge Street.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a two storey mid-terraced building of brick construction.

Internally the property benefits from a front retail space with rear storage and w.c.

FLOOR AREAS

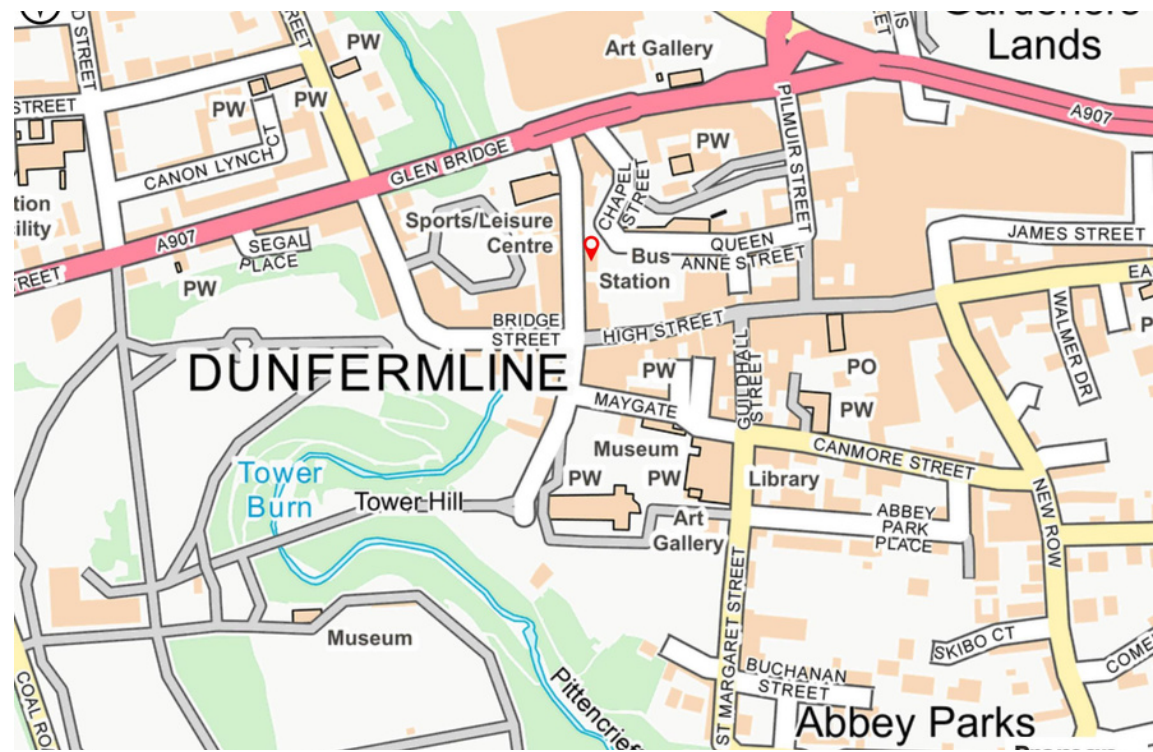
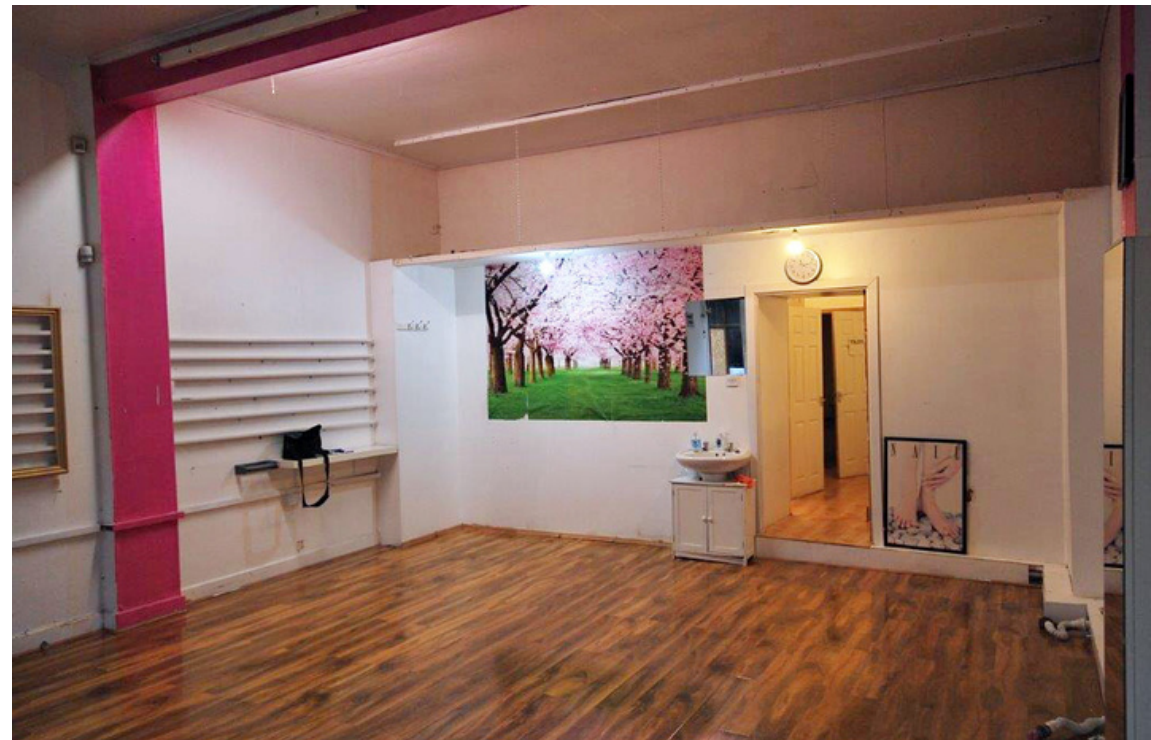
From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

54m²/580ft²

PROPOSAL

Offers over £75,000 are invited for the Heritable interest.

Lease from £7,500 per annum for a new FRI lease.



PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Fife Council Planning Department.

RATING

Rateable value £7,800.

EPC

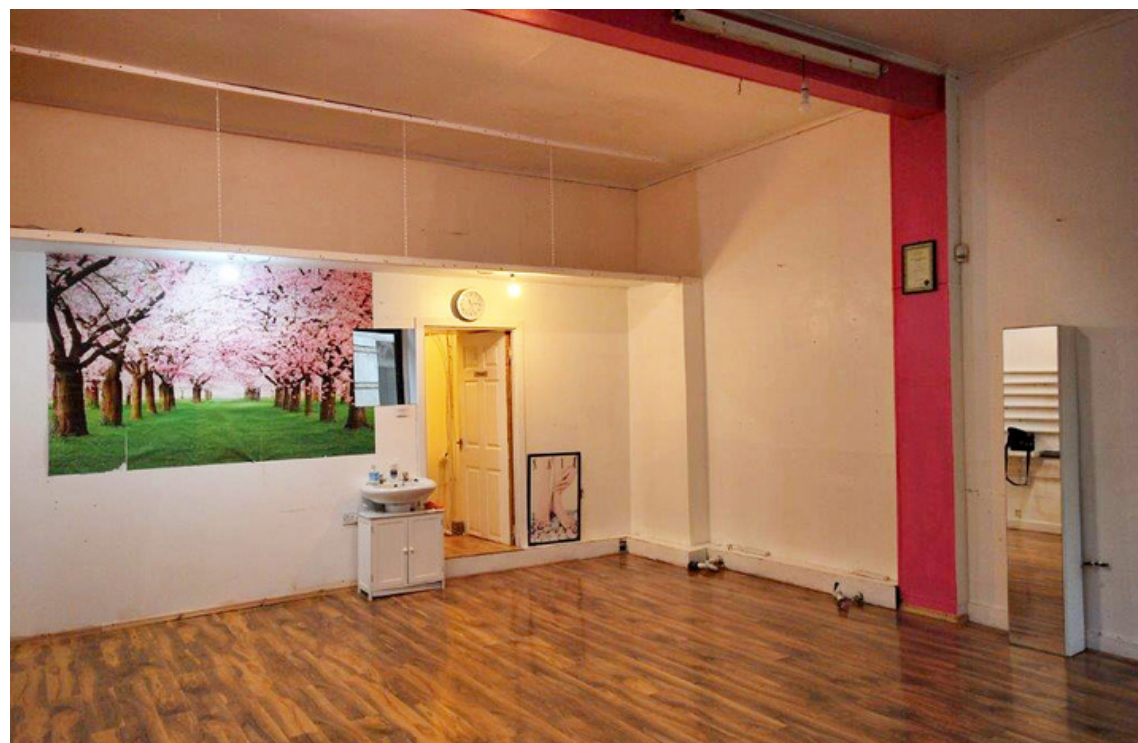
A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale/lease of the property.

VAT

N/A.





DISCLAIMER

Falconer Property Consultants 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 only 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants 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. Published November 2022.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

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