



**FALCONER**  
PROPERTY CONSULTANTS

# FOR SALE

8-12 Kirkgate, Dunfermline,  
KY12 7NB

## RETAIL UNIT WITH ATTIC FLOOR FLAT

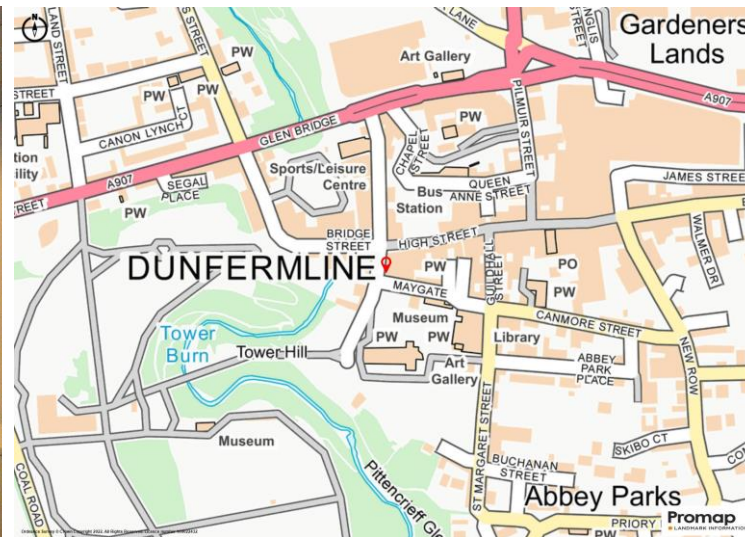
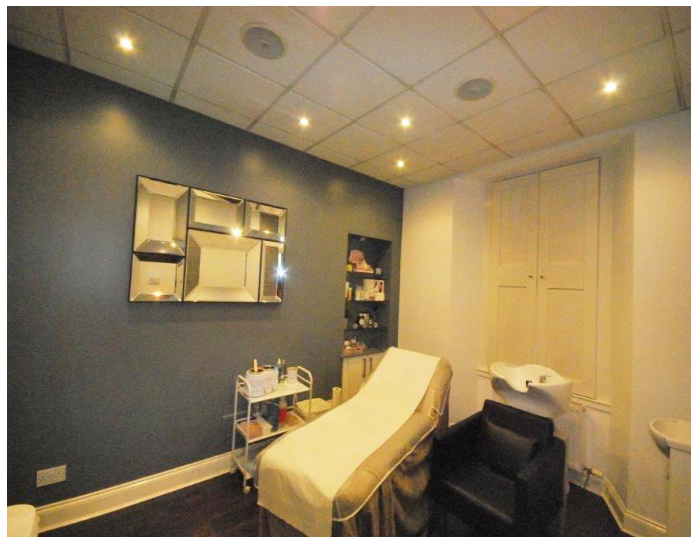
- OFFERS OVER £200,000
- 1,080FT<sup>2</sup>
- PRIME RETAIL PITCH JUST OFF HIGH STREET
- HIGH LEVELS OF PASSING TRADE
- GOOD LEVELS OF NEARBY PARKING
- LARGE GLAZED FRONTAGE



## LOCATION

Dunfermline is one of the central towns within Fife, with a rising population of over 50,000 residents, making it the most populated town with Fife. The town is located next to the M90 just a few miles north of the Forth Road and Rail Bridges.

The subjects are located on the eastern side of Kirkgate between its junctions with High Street and Maygate.



## DESCRIPTION

The subjects comprise a two storey and attic mid terraced building.

Internally the property benefits from a ground floor, fully fitted hair salon. The first-floor comprises of various beauty treatment rooms.

The attic is currently leased as a 1 bedroom flat with an income of £400 pcm.

Potential to rent out the whole of the property with a potential income on excess of £30k (including utilities/bills).

## PROPOSAL

Offers over £200,000 are invited for the Heritable (freehold) interest of the property as a whole including the flat.

## 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):

Ground Floor: 54m<sup>2</sup>/580ft<sup>2</sup>

First Floor: 46m<sup>2</sup>/500ft<sup>2</sup>

Total: 100m<sup>2</sup>/1,080ft<sup>2</sup>

## VAT

All prices, premiums and rents quoted are exclusive of VAT.

## RATING

Rateable value £11,400.

## EPC

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 let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

## PLANNING

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



**FALCONER**  
PROPERTY CONSULTANTS

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Colin Devine

MOBILE 07775863688  
PERTH 01738 230 200  
EMAIL [info@falconerproperty.co.uk](mailto:info@falconerproperty.co.uk)

[www.falconerproperty.co.uk](http://www.falconerproperty.co.uk)

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 February 2022.