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Town Centre  
Historic Area

## TO LET - RETAIL

32 BRUCE STREET  
DUNFERMLINE  
KY12 7AG

- Class 1 retail premises
- Excellent city centre location
- Net Internal Area 17.76 sq m (191 sq ft)
- 100% rates relief
- Annual rental £4,800 per annum exclusive (less than £100 per week)

#### LOCATION:

Dunfermline is one of Fife's principal centres of commerce with an expanding residential population which exceeds 50,000 and a catchment area estimated to be in the region of 150,000 people. The city occupies a key location within Fife, a few miles north of the Queensferry Crossing, the Forth Road and Rail Bridges, and lies adjacent to the M90 motorway.

Dunfermline has shown good levels of expansion with substantial amounts of new housing provided at the eastern expansion and the city centre has also benefited from improvements and includes the Kingsgate Shopping centre and a purpose built Tesco Superstore.

The subjects are situated in a prominent location on the eastern side of Bruce Street one of the secondary retailing thoroughfares within Dunfermline city centre. The location benefits from good levels of footfall due to its location between High Street and the substantial Tesco Superstore a short distance away on Carnegie Drive.

The approximate location of the subjects can be seen on the plan below.

#### DESCRIPTION:

The subjects comprise a mid-terraced ground floor retail unit forming parts of a larger 2 storey building of stone construction surmounted by timber pitched and slated roof.

Internally the accommodation comprises a compact sales area with rear toilet/store and is provided over a concrete floor with vinyl overlay and painted plasterboard lined walls and ceilings.

#### ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

17.76 sq m (191 sq ft)

#### RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £3,250 per annum.

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

#### LEASE TERMS:

Rental offers of £4,800 per annum are sought.

#### ENERGY PERFORMANCE:

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

#### VAT:

All prices quoted are exclusive of VAT which is not chargeable.

#### 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: ESA3212

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#### IMPORTANT NOTE

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