

RETAIL

- > OPEN PLAN RETAIL ACCOMMODATION
- > PRIME LOCATION ON BRUCE STREET
- > GOOD LEVELS OF FOOTFALL
- > SUITABLE FOR A VARIETY USES
- > EXTENDS TO 370 SQ M (3,983 SQ FT)



19 BRUCE STREET, DUNFERMLINE, KY12 7AG

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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 town 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 15 years.

The subjects are situated on the west side of Bruce Street which is a secondary retailing thoroughfare just off Dunfermline High Street. The surrounding area is principally of commercial use at ground floor level with residential or office accommodation above. Nearby occupiers include Betfred, Tax Assist Accountants and A J Winski Jewellers.

DESCRIPTION

The subjects comprise single store retail accommodation of brick construction surmounted by a pitched and slated roof. Access to the property is via a single personnel access. Internally the property is open plan in nature.

RENTAL

Price on application.

EPC

Released on application.

RATING

The subjects require to be assessed for rating purposes.

VAT

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

LEGAL COSTS

Each party to bear their own legal costs in the connection with this transaction.

MONEY LAUNDERING

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 and 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.

ACCOMMODATION	SqM	SqFt
Sales, Staff Area & WC	370	3,983
TOTAL	370	3,983

The above areas, which have been calculated from previous on-site measurements, have been calculated on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



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

Shepherd Chartered Surveyors 8 Pitreavie Court, Dunfermline, KY11 8UU, 01383 722337
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