



FOR SALE/MAY LET

24 Bruce Street, Dunfermline, KY12 7AG

Hot Food takeaway with seating

Prominent road frontage

Town centre location

Offers in the region of £125,000 exclusive

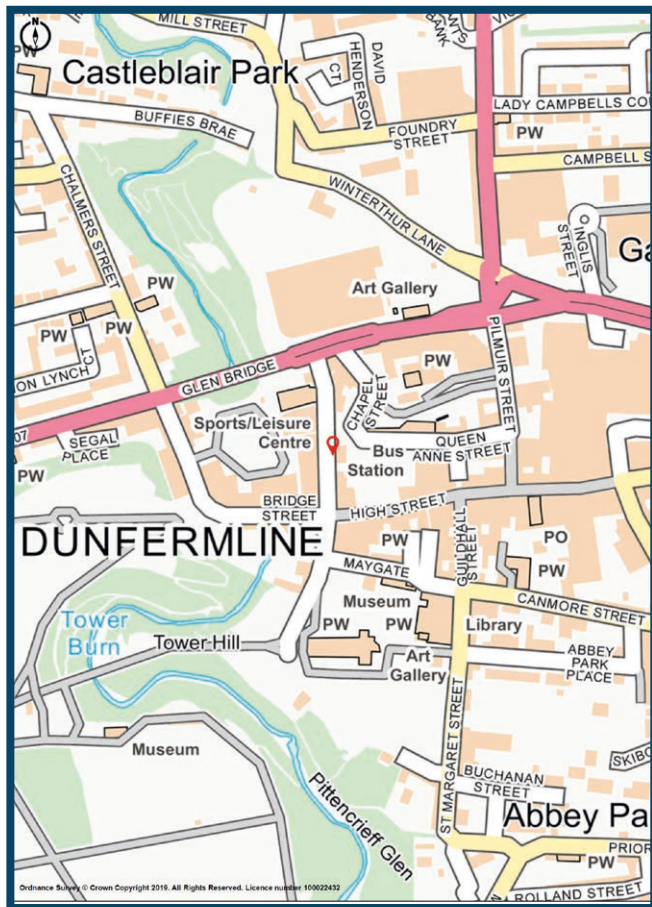
LOCATION:

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 town occupies a key location within Fife, a few miles north of the new Queensferry Crossing, the Forth Road and Rail Bridges, and adjacent to the M90 motorway. Dunfermline has shown good levels of expansion over the last 10 years and the town centre has also benefited from the extension of the Kingsgate Shopping Centre and the opening of a Tesco Superstore.

The subjects are located the eastern side of Bruce Street lying within Dunfermlines primary town centre. The property is very well positioned with the main bus station situated directly to the rear.

Bruce Street itself comprises a range of commercial and residential units with nearby occupiers including The Bruce Tavern, AJ Winski Jewellers and 1703 Nighclub.

The location of the subjects are shown on the appended plan.

**DESCRIPTION:**

The subjects comprise Class 3 premises contained over the ground floor of a two storey, mid terraced building of traditional stone and slate construction.

The retail frontage to Bruce Street comprises a timber/glazed display window with access provided via a recessed timber/glazed entrance door.

Internally, the subjects have benefitted from a degree of refurbishment works and are arranged in accordance with their current use. They have a well fitted front counter/serving area with the unit also benefitting from a customer seating section located to the rear. Furthermore, customer toilets, kitchen areas and ancillary storage are located thereof.

A number of fixtures and fittings are to be included within the sale however no assurances can be given that these are in working order and any purchaser should satisfy themselves in this respect.

ASSESSMENT:

Having regard to the Scottish Assessors Association Website we note that the subjects are entered in the current valuation roll at a rateable value £12,400

The property qualifies for 100% Rates exception under the Small Business Bonus Rates Relief Scheme. Further information is available from the Scottish Government website <https://www.mygov.scot/business-rates-relief/small-business-bonus-scheme/>.

ACCOMMODATION:

We calculate that the subjects extend to a gross internal area of approximately 97.75 sq m (1052 sq ft).

The above mentioned size has been calculated for agency purposes only and should be used for no other purpose whatsoever.

VIEWING:

Strictly by arrangement with the sole selling agents.

PRICE:

Offer in the region of £125,000 are invited for the benefit of our clients interest.

Rental offers will be considered; details available upon application.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

ENERGY PERFORMANCE:

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

LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

FURTHER INFORMATION:

All offers should be submitted in strict Scottish Legal form to the following offices:

DM Hall LLP,
27 Canmore Street,
Dunfermline,
Fife,
KY12 7NU

Tel: 01383 604100

EMAIL: duncan.fraser@dmhall.co.uk
fifeagency@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

DATE OF ENTRY:

By agreement.

Ref: ESA1958

Date of publication: September 2019

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
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