

# DM HALL

# For Sale

Multi Let Class 1A  
Investment

5 Douglas Street  
Dunfermline  
KY12 7EB



# Property Details

- First floor Class 1A premises
- Prominent position within Dunfermline City Centre
- Multiple rooms/suites with existing occupiers
- Yearly rolling contracts providing a total rent roll of £27,040 pa (Gross)
- Potential for conversion on receipt of necessary consents
- Offers over £195,000 invited

## LOCATION:

Dunfermline is one of Fife's principal centres of commerce, with a population of 55,000 and a catchment area exceeding 150,000 people. The city occupies a key location within Fife, situated several miles north of the Queensferry Crossing, the Forth Road and Rail Bridges and adjacent to the M90 motorway.

The subjects occupy a prominent position on Douglas Street, lying within the main Dunfermline City Centre. The surrounding area is a mix of commercial uses with Douglas Street itself providing the main access link between the City's Bus Station and primary retailing High Street.

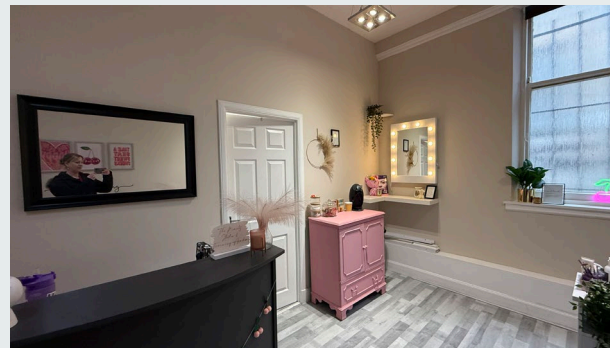
Nearby occupiers include The Amorist and Well Pharmacy with the adjoining High Street providing a variety of national operators including Santander, Savers and Sports Direct.

## DESCRIPTION:

The subjects comprise first floor Class 1a suites currently utilised as an estate agents, barbers, tattooist and beauticians salon. The property is accessed from a shared ground floor entrance door to common stair to landing.

The suites split at landing level with the rightmost suite providing the estate agents office, directly in front is the tattooist suite and the left suites provides the barbers and beauticians. Shared WC facilities are located on the left side.

The estate agents and tattooist each privately access their suite from the landing with the beautician and barber benefitting from private rooms off a shared corridor. There is also a further suite located thereof that is vacant at the time of sale.



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In addition, an attic is accessed from a fixed stair which provides additional storage space.

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition,

Unit	SQ M	SQ FT
First Floor North (Tattooist)	39.54	426
First Floor South (Estate agent)	29.12	313
First Floor East (barber, beautician and vacant suite)	95.29	1026

## LEASE DETAILS:

The property is let on year to year contracts from 1st December 2025. Rents are paid weekly on a Gross basis. The details are as follows:-

Unit	Tenant	Rent
First Floor North	Tattooist	£7800
First Floor East	Estate Agent	£5720
First Floor South	Barber	£6760
First Floor South	Beautician	£6760
<b>TOTAL</b>		<b>£27,040</b>

As noted, rentals are on a Gross basis whereby the landlord is responsible for the payment of all utilities and repairs. We have been advised that an approx. cost of utilities for the year 25/26 was £5,300.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request however, the rating is D (56).

**DM HALL**



Regulated by  
**RICS**

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value as follows:-

North Suite-	£2,400
East Suite -	£3,200
South Suite -	£5,500.

## PLANNING:

It may be possible for the subjects to be converted to provide residential dwellings upon receipt of all necessary warrants and consents. Any enquiries in this respect should be directed to Fife Council Planning Department.

No investigations have been undertaken by the seller or marketing agents in this respect.

## PRICE:

Offers over £195,000 are invited for the benefit of our clients interest.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.



## VAT:

All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents:-

# Make an enquiry

Leigh Porteous

Roddy Craig

fifetaysideagency@dmhall.co.uk

**DM Hall Commercial Department**

27 Canmore Street  
Dunfermline KY12 7NU

01383 604 100 (Agency Department)

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