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INVESTMENT

32 Duncan Crescent, Dunfermline, Fife, KY11 4BT

- ✔ VAT free investment on the fringe of Dunfermline town centre
- ✔ Let to Ian Stevens t/a Pagan Ink Tattoo until 30th April 2030
- ✔ Forms part of a popular neighbourhood parade/close to local schools
 - ✔ Passing rent of £7,000 per annum
- ✔ Offers over £75,000 reflecting a Net Initial Yield of 9.17%

Commercial Valuation | Agency | Investment Advice
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LOCATION

Dunfermline is a city in Fife with a population of approximately 50,000 people. It is situated 15 miles north of Edinburgh and is readily accessible via the M9, which is the principal link between the Forth Road Bridge and the north of Scotland.

The subject property lies approximately two miles to the south-east of Dunfermline city centre in the Abbeyview area. Both Lynburn Primary School and Woodburn High School are within comfortable walking distance of the property.

The surrounding area is predominately residential but nearby commercial occupiers include: Medina Supermarket, House of Desserts, Well Pharmacy, Crisp n' Crust Fish Bar and Stephen's Bakery.

DESCRIPTION

The subjects comprise of a single shop unit with a glazed frontage forming the ground floor of a 3-storey property.

The unit is versatile and has previously been used as a café/sandwich bar and fishmonger. It is currently fitted out as a tattoo studio (internal photos were prior to fit out).

Internally, the unit is split into three areas with an open shop area to the front and a back shop with separate kitchen and WC adjacent. Lighting is LED to the front shop with laminate flooring.

Metal roller shutters protect the entrance door and frontage and there is also ramped disabled access.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

38 sq m (409 sq ft)

PRICE

Our client is seeking offers over £75,000 reflecting a Net Initial Yield of 9.17% after standard purchaser's costs of 1.5%.

TENANCY DETAILS

The subjects are currently let to Ian Stevens t/a Pagan Ink Tattoo.

VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent Allied Surveyors Scotland Ltd
Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887
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The lease commenced 1st May 2025 and is due to expire 30th April 2030 subject to a tenant only break option effective 30th April 2028. The passing rent is £7,000 per annum. There is a rent review to Open Market as at 1st May 2028.

A two-month rent deposit is held on account by the landlord.

TENURE

Heritable (Scottish equivalent to English freehold)

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a rateable value of £7,100 effective 1st April 2026. The uniform business rate for the current year is £0.481 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is B.

A copy of the recommendation report is available on request.

LEGAL COSTS

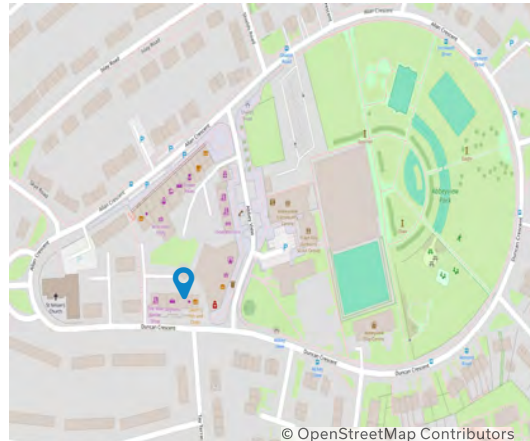
Each party shall bear their own legal costs with the eventual purchaser liable for any LBTT and VAT thereon.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on 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 any transaction can proceed.

ENTRY

Upon completion of a formal missive under Scots Law.



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