

5 MORAY WAY NORTH DALGETY BAY KY11 9NH

LOCATION

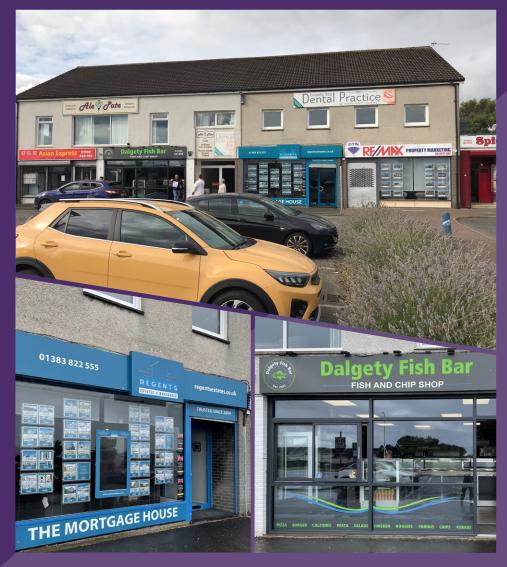
Dalgety Bay is a seaside town situated approximately 14 miles north of Edinburgh and 6 miles south east of Dunfermline, on the north bank of the Forth Estuary. The town has a resident population of approximately 10,000 persons.

Moray Way North is a neighbourhood retail development serving the north east of the town. The parade benefits from dedicated parking, and is represented by operators including Regents Estate Agents, Dalgety Bay Dental Practice, Albavet Veterinary Surgery and Crosbie Matthew Funeral Directors.

DESCRIPTION

The premises comprise a glazed retail unit arranged over the ground floor of a modern retail parade. The property benefits from parking to both the front and rear.





ACCOMMODATION

The approximate area of the unit is as follows:

5, Moray Way North		
Ground Floor	56.86 sq m	612 sq ft

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RENT

Offers in excess of £17,500 per annum exclusive are invited.

SERVICE CHARGE

The current on account service charge for this unit is approximately £250 per annum exclusive.

RATING

The Rateable Value of this unit is

Rateable Value
Commercial Rate Poundage
(exclusive of water and sewerage rate)

£15,600 £0.498

LEGAL COSTS

Each party will be responsible for their own legal costs incurre in connection with this transaction, with the ingoing tenant bein responsible for LBTT and any VAT payable thereon.

TERMS

The subject property is available from **January 2025**, or earlier subject to vacant possession, on the basis of a new Full Repairing and Insuring lease of negotiable length.

EPC

A copy of the EPC will be mad available as required.

USE

Class 1A (Retail)

VAT

All prices are quoted exclusive of VAT.

FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:

Reith Lambert Commercial Property Advisers

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