

01383
825591

SAND & PAWS
PETS • HOME • GIFTS

TO LET

ALL ENQUIRIES

Reith
Lambert
www.reithlambert.co.uk
0141 221 7575

LCP
07741 192437

TO LET

Unit 3

554 sq.ft

(51.5 sq.m)

37 DEDICATED CAR PARKING SPACES

M UNIT 3

Moray Way North
Dalgety Bay, Fife
KY11 9NH

Nearby Occupiers Include

Premier

UNIT 3

Moray Way North

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. The properties are located in a convenience parade in Dalgety Bay, a generally affluent suburb of the Dunfermline area.

DESCRIPTION

The subjects comprise a traditional ground floor retail unit with a glazed frontage and mechanical roller shutter. Internally the unit has an open retail space to the front and storage and toilets to the rear. The unit also benefits from customer parking the front and staff parking / loading to the rear.

UNIT SIZE

Ground Floor Area: 554 sq.ft (51.5 sq.m).

RENT

Offers in Excess of £16,000 per annum exclusive.

RATEABLE VALUE

Rateable Value - £11,500. The unit qualifies for 100% rates relief under the Small Business Bonus Scheme, subject to applicant qualification. Interested parties should make enquiries to the Local Authority.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: approximately £400 per annum. Insurance: £154 per annum.

ENERGY PERFORMANCE

Rating D:48. Further information available upon request.

PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



8

Retail Units On-Site



37

Dedicated Car
Parking Spaces



What Three Words
schools.hello.snacking

UNIT 3

SITE PLAN



Alister Gibson

01384 400123
07741 192437
AGibson@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agent:

**Reith
Lambert**
Commercial Property Advisers

Richard Ford

0141 225 5710
07834 791 163
richard@reithlambert.co.uk

