

1  
**MORAY WAY  
NORTH**

**DALGETY BAY  
KY11 9NH**

Tel : 07743 147354

The  
**Cheeky Wee Gift Shop**

The  
**Cake Fairy at The Bay**

**Opening  
Times**

Sun : Closed  
Mon : Closed  
Tues : 10 - 4pm  
Wed : 10 - 4pm  
Thurs : 10 - 4pm  
Fri : 10 - 4pm  
Sat : 10 - 4pm

**TO LET**

**PRIME  
RETAIL  
UNIT**



1  
MORAY WAY  
NORTH  
DALGETY BAY  
KY11 9NH

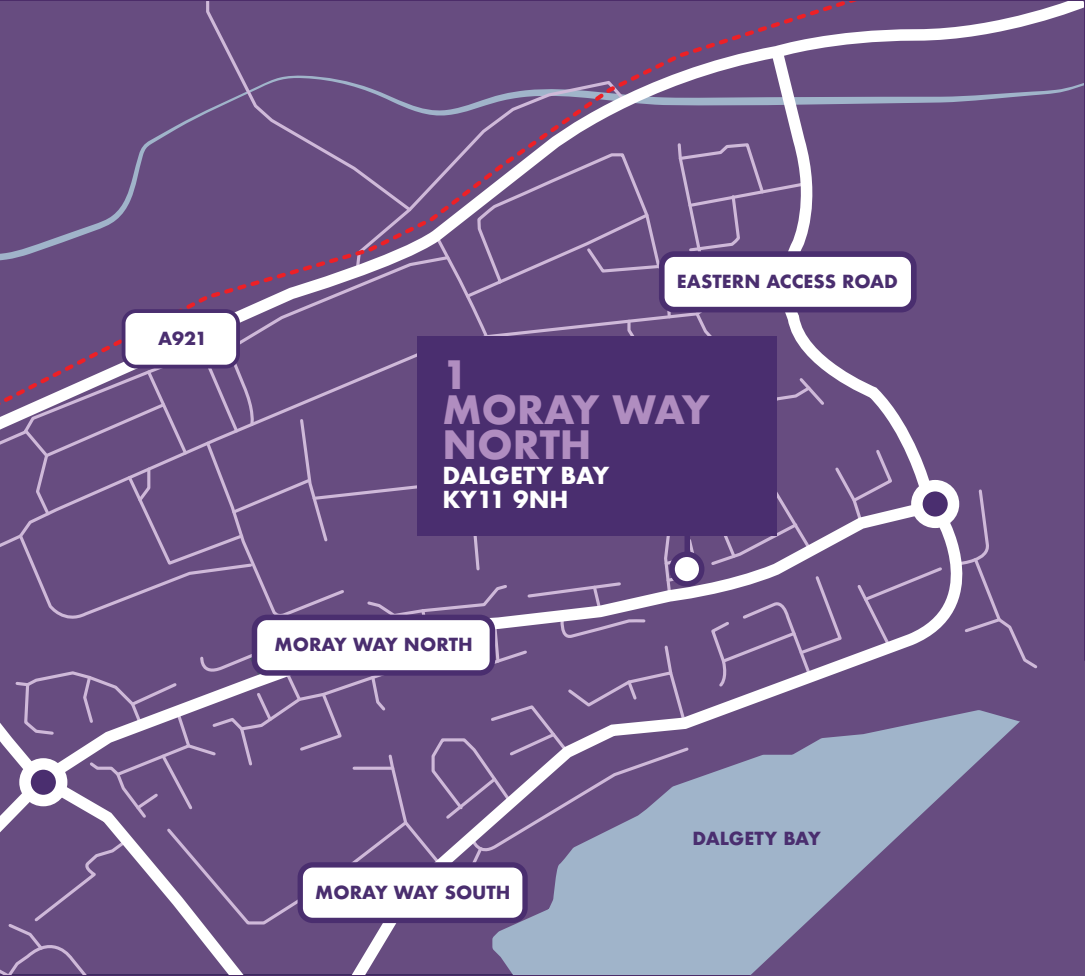
LOCATION

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**, **Remax Estate Agents** 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:

1, Moray Way North		
Ground Floor	129.04 sq m	1,389 sq ft

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## RENT

Offers in excess of **£15,500 per annum** exclusive.

## RATES

From 01.04.23, the Rateable Value of the shop is:

Rateable Value	<b>£30,900</b>
Commercial Rate Poundage (exclusive of water and sewerage rates)	<b>£0.49</b>

## LEGAL COSTS

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

## TERMS

Subject to vacant possession, the subject property is available on the basis of a new Full Repairing and Insuring lease of negotiable length.

## VAT

All prices are quoted exclusive of VAT.

## USE

Class 1 (Retail).

## EPC

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

## FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:

**Reith  
Lambert**  
Commercial Property Advisers

**Richard Ford**  
richard@reithlambert.co.uk  
07834 791 163

**Syme**  
PROPERTY CONSULTANCY  
**0141 285 7945**  
www.symeproperty.co.uk

**Donald Syme**  
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07917 834 917

