TO LET

Retail Unit

1 Moray Way North
Dalgety Bay, Fife
KY11 9NH

DESCRIPTION

The premises comprise a double fronted retail unit arranged over the ground floor of a modern retail parade. The premises benefit from parking to the front and rear of the unit.

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, Bay Kutz, Remax Estate Agents and Crosbie Matthew Funeral Directors.

ACCOMMODATION

The net internal area is as follows:

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<tr>
<th>AREA</th>
<th>SQ FT</th>
<th>SQ M</th>
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<td>Ground</td>
<td>1,241</td>
<td>115.29</td>
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247 WEST GEORGE STREET | GLASGOW G2 4QE | 0141 285 7945
symeproperty.co.uk
RATING
The premises are entered into the Valuation Roll as follows:

Rateable Value - £25,400
Rates Payable - £12,446

RENT
Offers in excess of £15,000 per annum.

LEASE TERMS
The premises are available on the basis of a new full repairing and insuring lease incorporating 5 yearly upward only rent reviews, for a negotiable period of time.

LEGAL COSTS
Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT) and any VAT payable thereon.

ENTRY
By agreement.

EPC
A copy of the EPC and Recommendation Report can be provided upon request.

VAT
All prices are quoted exclusive of VAT.

VIEWING & FURTHER INFORMATION
Strictly by appointment through the sole letting agent:

Donald M Syme
Syme Property Consultancy
T: 0141 285 7943
E: donald@symeproperty.co.uk

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IMPORTANT NOTICE Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. June 2019.