

# TO LET

Retail Unit

1 Moray Way North  
Dalgety Bay, Fife  
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, Bay Kutz, Remax Estate Agents and Crosbie Matthew Funeral Directors.

## 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.

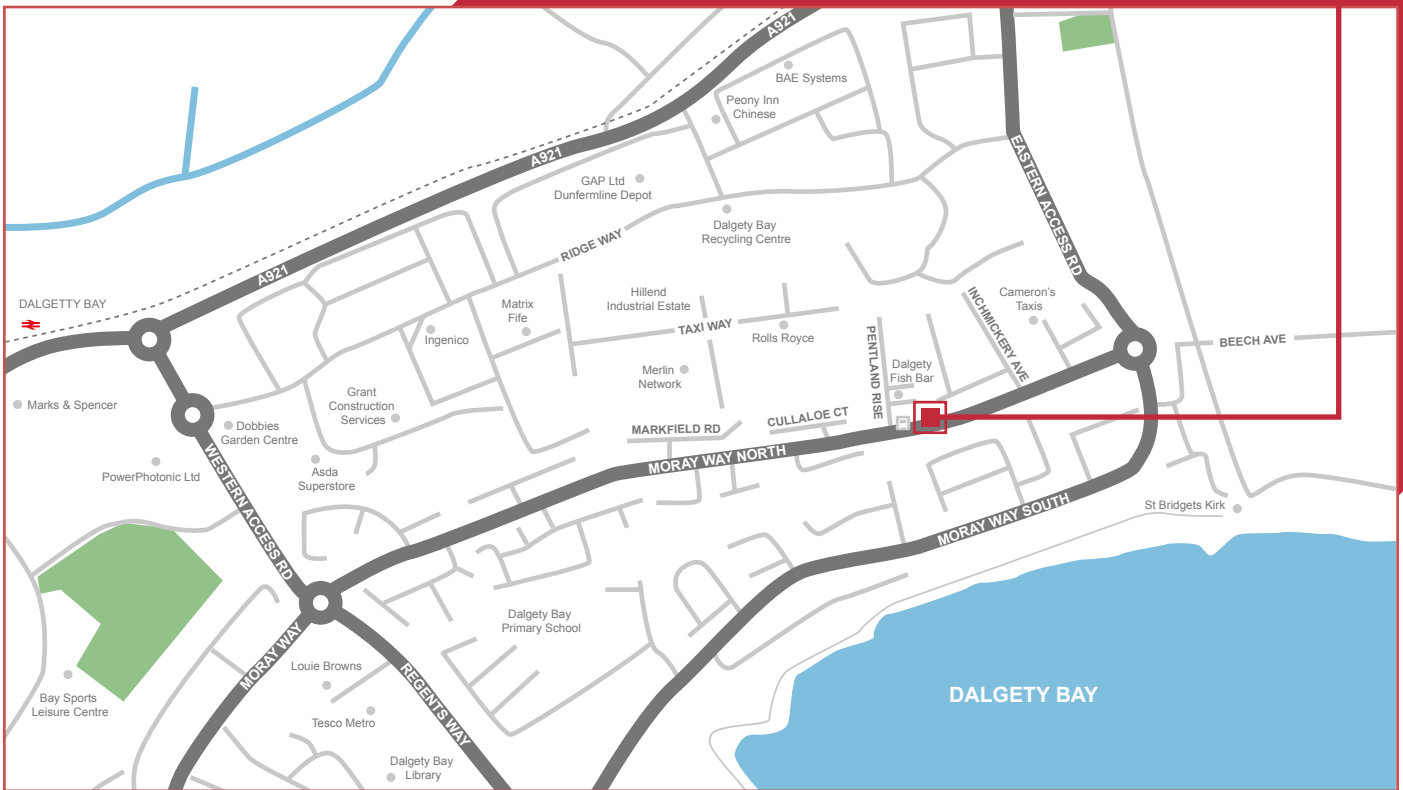
## ACCOMMODATION

The net internal area is as follows:

AREA	SQ FT	SQ M
Ground	1,241	115.29



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## 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](mailto:donald@symeproperty.co.uk)

**Syme**  
PROPERTY CONSULTANCY

0141 285 7945

[symeproperty.co.uk](http://symeproperty.co.uk)