

TO LET

Unit 3

554 sq.ft

(51.5 sq.m)

37 DEDICATED CAR PARKING SPACES

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 ingoing 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



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