

RETAIL/RESTAURANT UNIT TO LET



PROMINENT FORMER RESTAURANT UNIT WITH CLASS 3 [FOOD & DRINK] PLANNING CONSENT

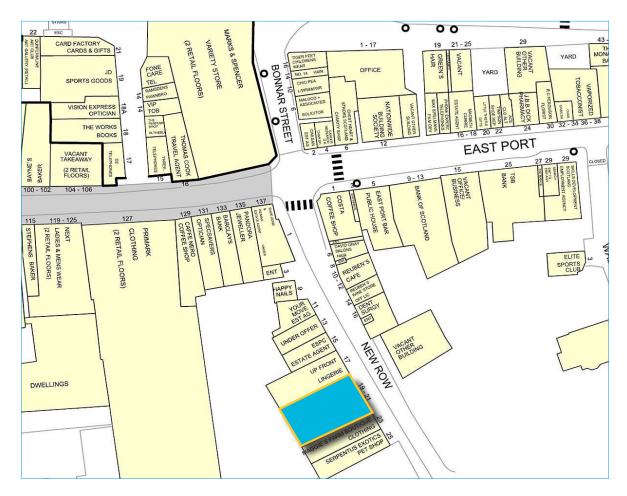
LOCATED IN CLOSE PROXIMITY TO THE HIGH STREET & KINGSGATE SHOPPING CENTRE

SURROUNDING OCCUPIERS INCLUDE ESPC, COSTA, SHOE ZONE, YOUR MOVE, MARKS & SPENCER ETC

DIRECTLY ADJACENT TO PUBLIC CAR PARKING

19-21 NEW ROW DUNFERMLINE KY12 7EA

t: 0131 243 7288 m: 07801 852225



LOCATION

Dunfermline is located on the north side of the Firth of Forth only a few miles north of the Queensferry Crossing, some 18 miles northwest of Edinburgh. It is one of Fife's principal commercial centres with a resident population in excess of 50,000 persons and a catchment population of approximately 275,000 people.

The subject premises occupy a prominent position on New Row, a short distance from both the High Street and Kingsgate Shopping Centre, in close proximity to a number of local and national multiple retailers including Marks & Spencer, ESPC, Costa, Your Move and Shoe Zone.

ACCOMMODATION

The premises comprise a ground floor only retail/restaurant unit providing the following net internal area:-

GROUND FLOOR	280.5 M	3,019 SQFT
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USE

The subjects currently have Class 3 [Food & Drink] consent, however may also be suitable for Class 1 & 2 Uses.

TERMS

The subjects are offered on the basis of a new full repairing and insuring lease of negotiable length.

RENT

Rental offers in the region of $\pounds 30,000~{\rm per}$ annum exclusive are invited.

EPC

A copy of the EPC will be made available on request.

RATES

We are verbally informed by the Local Authority that the Rateable Value of the shop is:-

2017/18 Rateable Value: £30,200 2017/18 Commercial Rate Poundage: £0.466 (exclusive of water and sewerage rates)

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

VAT

All figures are quoted exclusive of VAT.

ENQUIRIES

Strictly by appointment via the joint agents:-

JH CAMPBELL PROPERTY CONSULTANTS
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MISREPRESENTATION CLAUSE

1. These particulars are prepared in the function of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.

2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good taith but should not be relied upon as being a statement or representation or tact.

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6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning

7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fac

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