

## 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**



## 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 £30,000 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 Pounding: £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:-



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## MISREPRESENTATION CLAUSE

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