



TO LET – RETAIL UNIT

Dunfermline, 13 New Row



- GROUND FLOOR ONLY RETAIL UNIT
- CLOSE PROXIMITY TO HIGH STREET AND KINGSGATE SHOPPING CENTRE
- ADJACENT CAR PARKING

LOCATION

Dunfermline is located north of the Forth Road Bridge, some 15 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 2750,000 people.

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

DESCRIPTION

The premises comprise a ground floor only retail unit extending to the following net internal area:-

ACCOMMODATION

Ground Floor	80.70 sq m	869 sq ft
Total	80.70 sq m	869 sq ft

USE

Class 1 (Retail).

TERMS

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

RENT

Rental offers in region of **£15,000 per annum** exclusive are invited.

RATES

We are verbally informed by the Local Authority that the 2017/18 Rateable Value of the shop will is: -

2017/18 Rateable Value	£11,600
2017/18 Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.466

EPC

A copy of the EPC will be made available as required.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via the sole agents:-

Reith Lambert

Richard Ford

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David Thorburn

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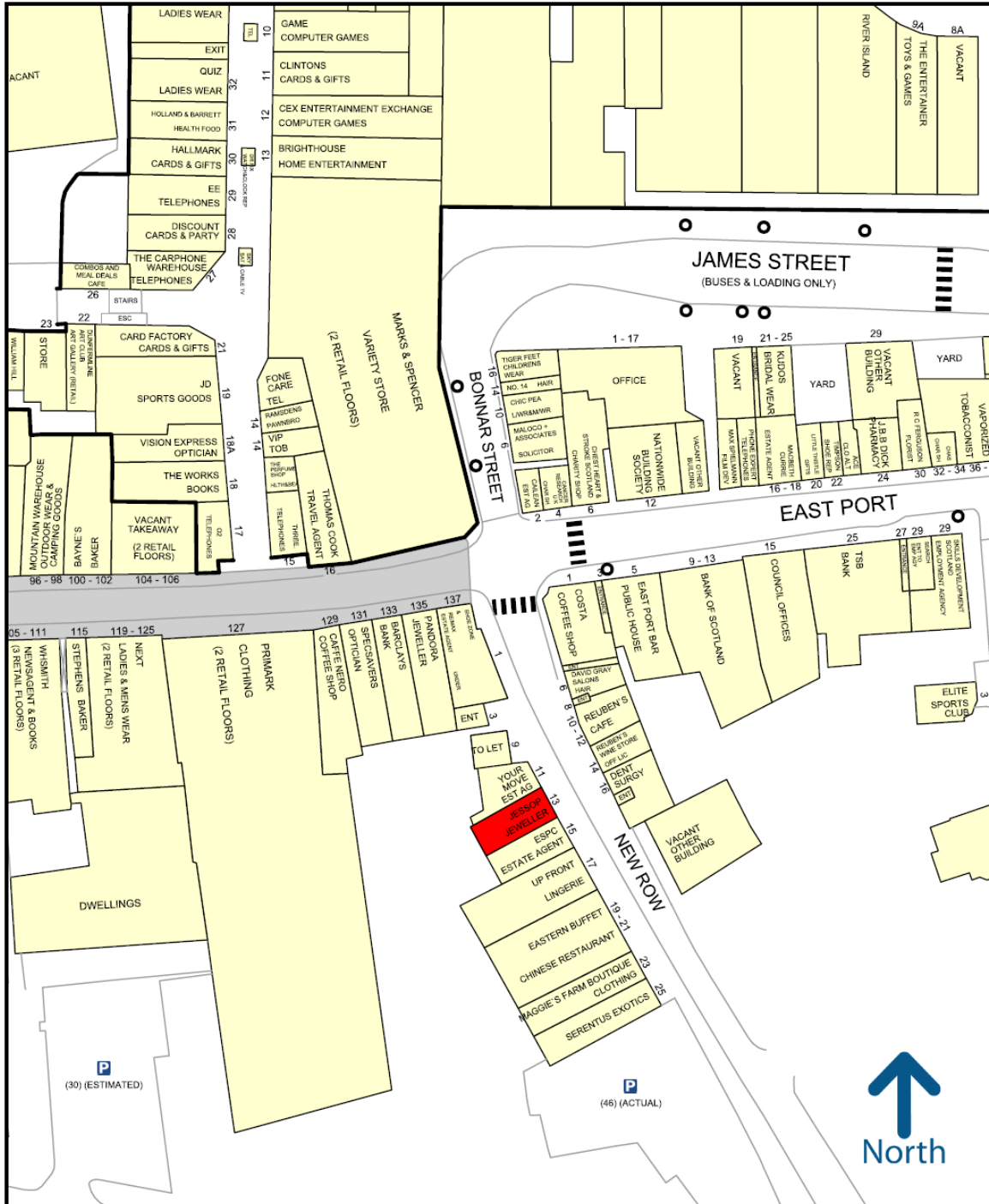
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Not to scale.

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