



TO LET – RESTAURANT UNIT

Dunfermline, 19-21 New Row



- PROMINENT RESTAURANT UNIT
- LOCATED WITHIN FULLY LET RETAIL PARADE IN CLOSE PROXIMITY TO HIGH STREET AND KINGSGATE SHOPPING CENTRE
- DIRECTLY 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 position on New Row, a short distance from both High Street and Kingsgate Shopping Centre, in close proximity to a number of local and national multiple retailers including **Marks & Spencer, Primark, Costa, Your Move** and **Shoe Zone**.

DESCRIPTION

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

ACCOMMODATION

Ground Floor	280.5 sq m	3,019 sq ft
Total	280.5 sq m	3,019 sq ft

USE

Class 3 (Food and Drink).

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 **£30,000 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	£30,200
2017/18 Commercial Rate Poundage	£0.466
(exclusive of water and sewerage rates)	

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 letting agents:-

Reith Lambert

Richard Ford

0141 225 5710

richard@reithlambert.co.uk

David Thorburn

0141 225 5711

david@reithlambert.co.uk

Or our joint agent, **Jack Campbell** of **JH Campbell** on 0131 243 7288 or jack@jhcampbell.net

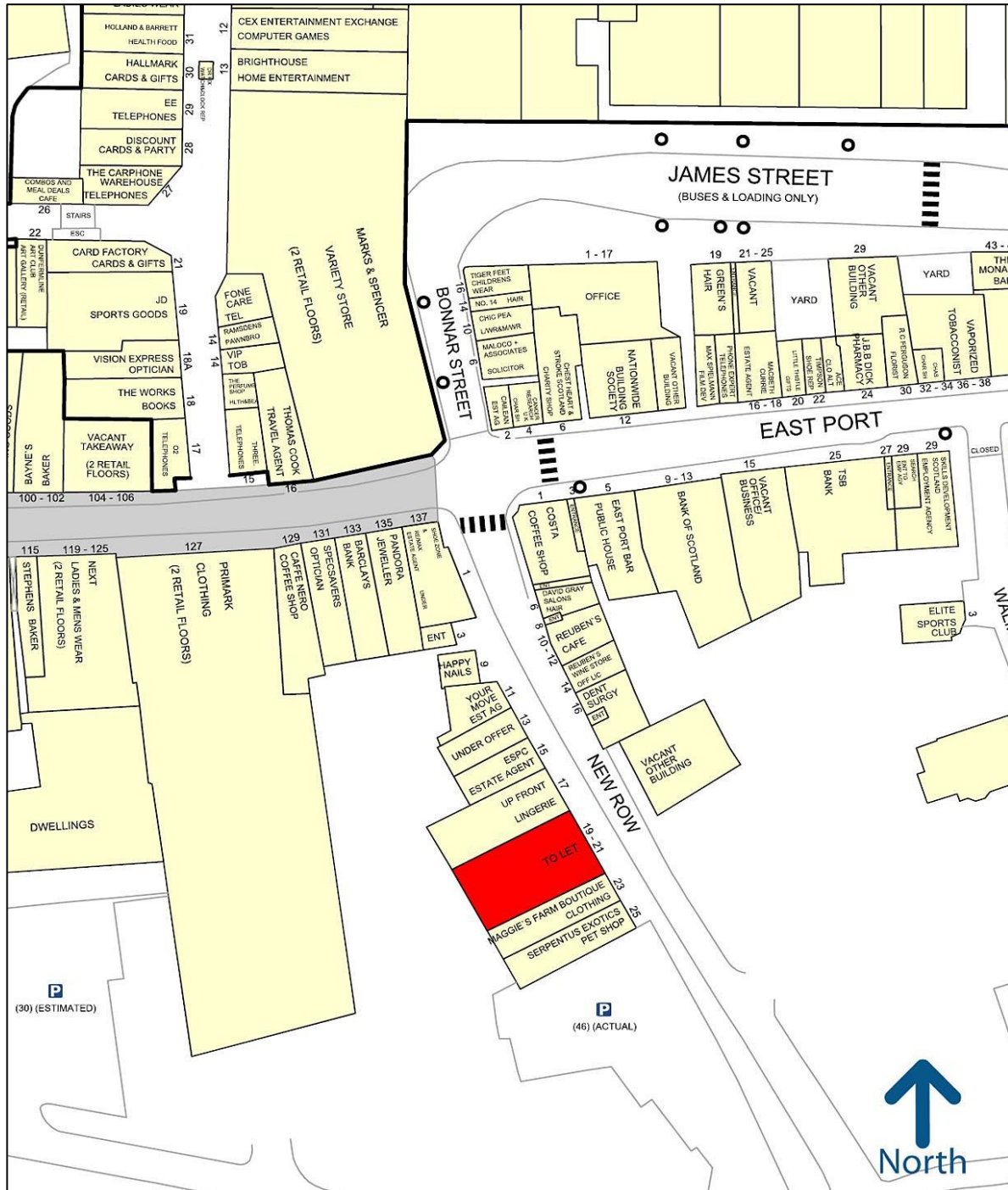




TO LET – RESTAURANT UNIT

Dunfermline, 19-21 New Row

Reith Lambert
Commercial Property Advisers



Not to scale.

Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.

© Crown Copyright and Experian Copyright. All rights reserved. Licence Number PU 100017316

Writings (Scotland) Act: This document does not and shall not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation. Misrepresentations Act: Reith Lambert Ltd for themselves and the vendors or lessors of this property whose agents they give notice that ; (i) the particulars are set out as a general guidance for intended purchasers or lessees, and do not constitute any part of an offer or contract ; (ii) descriptions, dimensions, reference to condition and necessary permissions for use and occupations and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them ; (iii) no person in the employment of Reith Lambert Ltd has any authority to make or give any representation of warranty whatever in relation to this property ; (iv) unless otherwise stated all prices, rents and premiums etc are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. These particulars have been prepared as at January 2018.

