15 NEW ROW
DUNFERMLINE
KY12 7EA

TO LET

PRIME RETAIL UNIT WITH ADJACENT PARKING

ON THE INSTRUCTIONS OF
**LCP**

15 NEW ROW
DUNFERMLINE
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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 275,000 people.

Dunfermline is a 'key growth area' with 18,000 new homes to be built in the town and the wider West Fife catchment by 2026.

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 retailers including **M&S**, **Primark**, **Costa**, **Your Move** and **Bank of Scotland**.
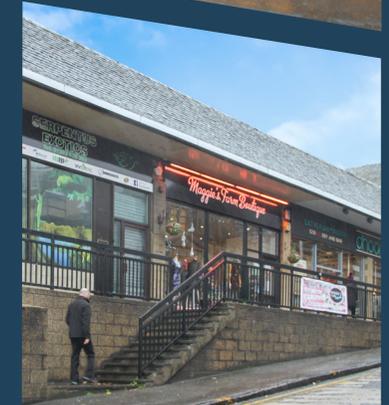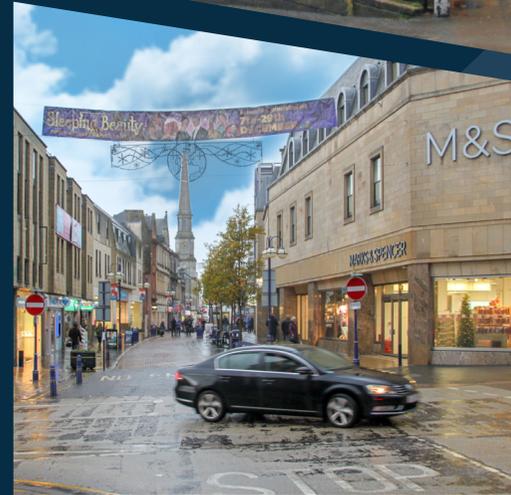
ACCOMMODATION

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

25 New Row		
Ground Floor	134.3 sq m	1,445 sq ft
Total	**134.3 sq m**	**1,445 sq ft**

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RENT

Rental offers in excess of **£17,500 per annum** are invited.

SERVICE CHARGE

The current on account service charge for this unit is **£879 per annum.**

RATING

We are verbally informed by the Local Authority that the 2019/20 Rateable Value of the shop is:

Rateable Value £15,300
Commercial Rate Poundage £0.49

(exclusive of water and sewerage rates)

LEGAL COSTS

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

EPC

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

VAT

All figures are quoted exclusive of VAT.

USE

Class 1 (Retail).

TERMS

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

FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:

Reith Lambert
Commercial Property Advisers

Syme
PROPERTY CONSULTANCY

Richard Ford
richard@reithlambert.co.uk
0141 225 5710

Donald Syme
donald@symeproperty.co.uk
0141 285 7943