

25
NEW ROW
DUNFERMLINE
KY12 7EA

TO LET

PRIME RETAIL
UNIT WITH
ADJACENT
PARKING

ON THE INSTRUCTIONS OF

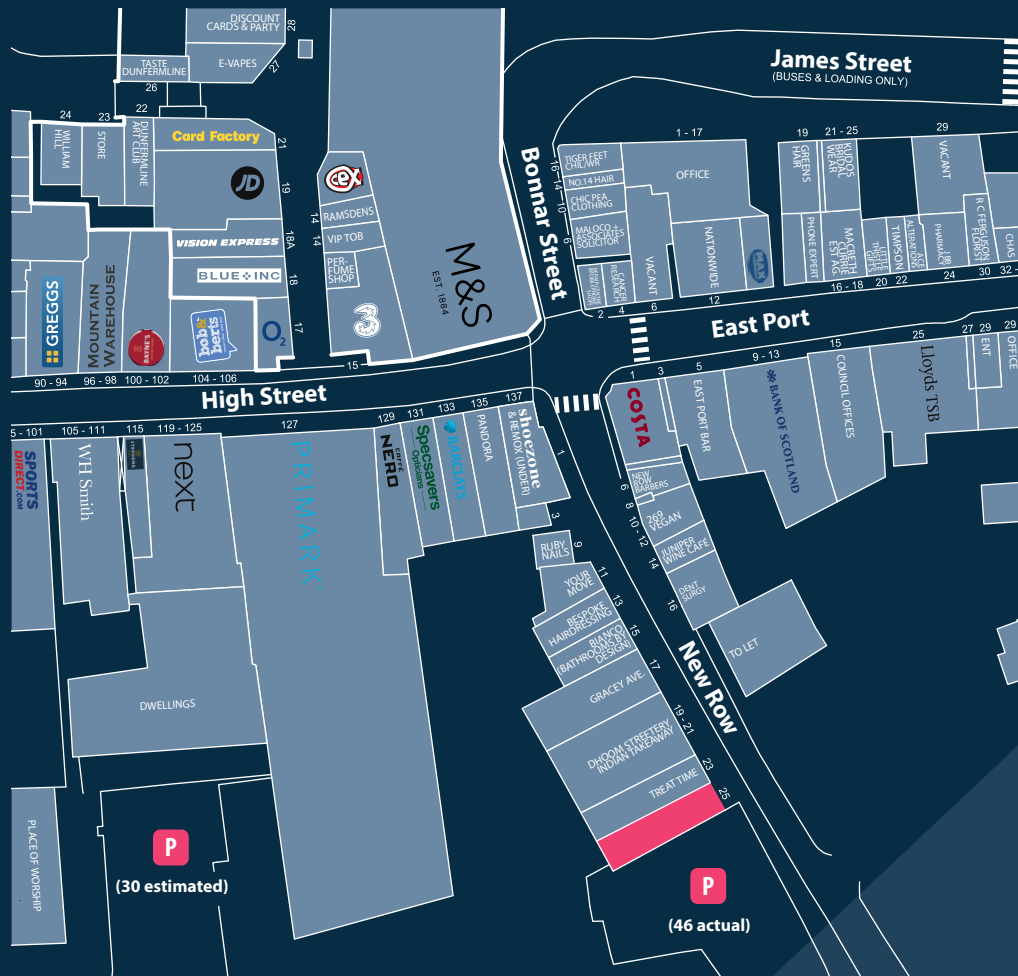
LCP

25 NEW ROW DUNFERMLINE KY12 7EA

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.

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**, **Remax** and **Specsavers**.



ACCOMMODATION

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

25 New Row		
Ground Floor	127.30 sq m	1,370 sq ft
First Floor	27.30 sq m	294 sq ft
	154.60 sq m	1,664 sq ft

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RENT

Rental offers in excess of **£13,000 per annum exclusive** are invited.

SERVICE CHARGE

The current on account service charge for this unit is **£1,098 per annum**.

RATING

We are verbally informed by the Local Authority that the 2022/23 Rateable Values of the unit is as follows:

Rateable Value £16,500
Commercial Rate Pounding £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, tax, 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
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Commercial Property Advisers

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PROPERTY CONSULTANCY

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