

# 1 MORAY WAY NORTH DALGETY BAY KY11 9NH

# **LOCATION**

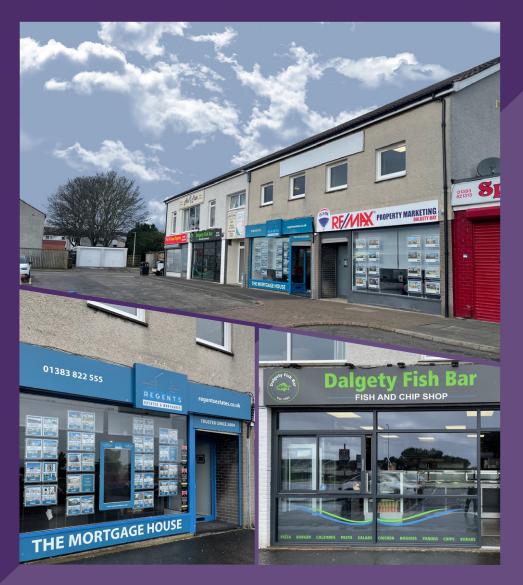
Dalgety Bay is a seaside town situated approximately 14 miles north of Edinburgh and 6 miles south east of Dunfermline, on the north bank of the Forth Estuary. The town has a resident population of approximately 10,000 persons.

Moray Way North is a neighbourhood retail development serving the north east of the town. The parade benefits from dedicated parking, and is represented by operators including Regents Estate Agents, Dalgety Bay Dental Practice, Albavet Veterinary Surgery, Remax Estate Agents and Crosbie Matthew Funeral Directors.

### **DESCRIPTION**

The premises comprise a glazed retail unit arranged over the ground floor of a modern retail parade. The property benefits from parking to both the front and rear.





# **ACCOMMODATION**

The approximate area of the unit is as follows:

1, Moray Way North		
Ground Floor	129.04 sq m	1,389 sq ft

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#### **RENT**

Offers in excess of £15.500 per annum exclusive

#### **RATES**

The Rateable Value of the shop is:

Rateable Value
Commercial Rate Poundage
(exclusive of water and sewerage rates

£30,900 £0.49

## **LEGAL COSTS**

Each party will be responsible for their own legal cost incurred in connection with this transaction, with thingoing tenant being responsible for LBTT and any VA payable thereon.

#### **TERMS**

The subject property is available from **October 2023**, or earlier subject to vacant possession, on the basis of a new Full Repairing and Insuring lease of negotiable length.

#### VAT

All prices are quoted exclusive of VAT.

#### USE

Class 1A (Retail)

#### **EPC**

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

# **FURTHER INFORMATION**

Viewing strictly by appointment via the joint agents

# Reith Lambert Commercial Property Advisers

Commercial Property Advisers

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