

23 NEW ROW DUNFERMLINE KY12 7EA

TO LET

PRIME RETAIL
UNIT WITH
ADJACENT
PARKING

ON THE INSTRUCTIONS OF

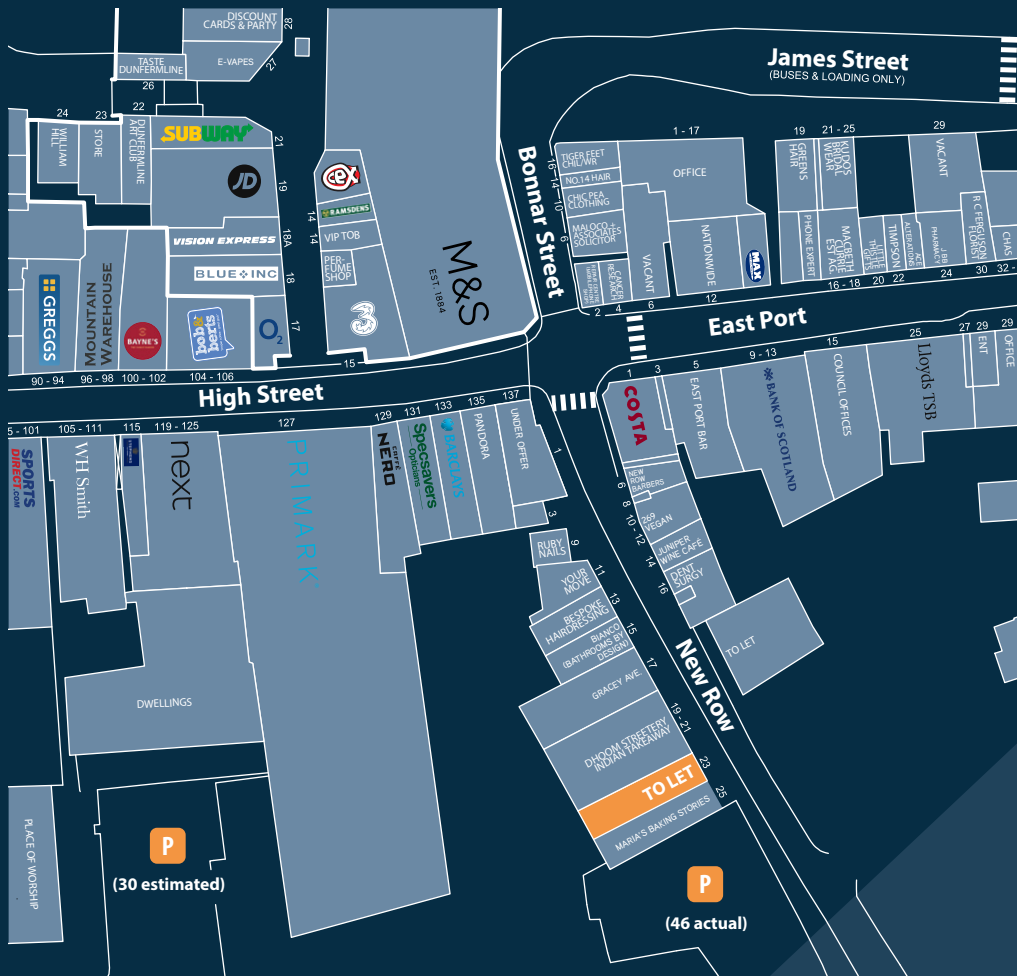
LCP

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LOCATION

Dunfermline is located north of the Queensferry Crossing, 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 and independent retailers including **M&S**, **Primark**, **Costa**, **Your Move** and **Specsavers**.



ACCOMMODATION

The premises comprise a ground floor only retail unit extending to the following approximate area:

23 New Row		
Ground Floor	129.23 sq m	1,391 sq ft
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RENT

Rental offers in excess of **£13,500 per annum exclusive** are invited.

SERVICE CHARGE

The current on account service charge for this unit is **£1,102 per annum exclusive**.

RATING

The rateable value of the property is as follows:

Rateable Value £17,100
Commercial Rate Pounding £0.498

(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 1A (Retail).

TERMS

Subject to Vacant Possession, 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

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