

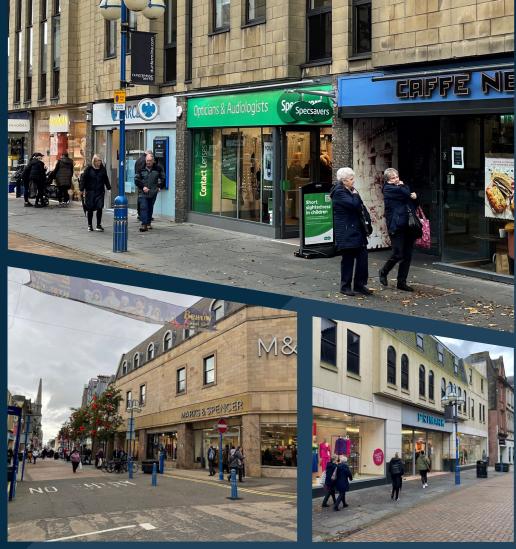
# 23 NEW ROW DUNFERMLINE KY12 7EA

## **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
	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 Poundage £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 LRTT 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

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

## **ORINSEN**

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