



RE/MAX[®]

PROPERTY MARKETING
DALGETY BAY



TO LET

**PRIME RETAIL
UNIT WITH
ADJACENT
PARKING**

ON THE INSTRUCTIONS OF
LCP

**5
MORAY
WAY
NORTH**

**DALGETY BAY
KY11 9NH**

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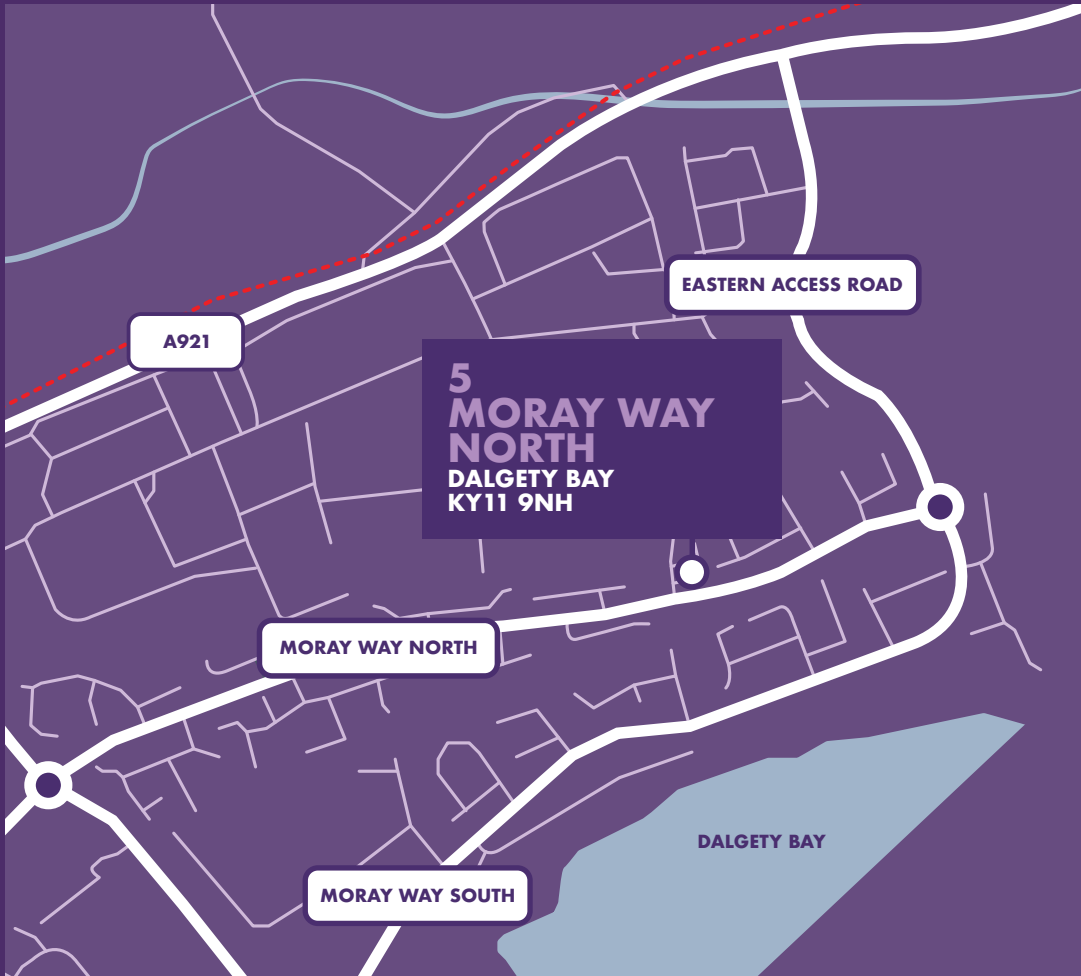
LOCATION

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** 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:

5, Moray Way North		
Ground Floor	56.86 sq m	612 sq ft

5
MORAY WAY
NORTH
DALGETY BAY
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RENT

Offers in excess of **£17,500 per annum** exclusive are invited.

SERVICE CHARGE

The current on account service charge for this unit is approximately **£250 per annum** exclusive.

RATING

The Rateable Value of this unit is:

Rateable Value	£15,600
Commercial Rate Pounding (exclusive of water and sewerage rates)	£0.498

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction, with the ingoing tenant being responsible for LBTT and any VAT payable thereon.

TERMS

The subject property is available from **January 2025**, or earlier subject to vacant possession, on the basis of a new Full Repairing and Insuring lease of negotiable length.

EPC

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

VAT

All prices are quoted exclusive of VAT.

USE

Class 1A (Retail).

FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:

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