

**UNIT 4
75 ABERDOUR ROAD
DUNFERMLINE
KY11 4QZ**

**HOT
FOOD
TAKEAWAY
UNIT**

TO LET

**PRIME HOT FOOD TAKEAWAY
UNIT EXTENDING TO 1,675 SQ FT
(155.61 SQ M) WITH DIRECTLY
ADJACENT PARKING**

ON THE INSTRUCTIONS OF

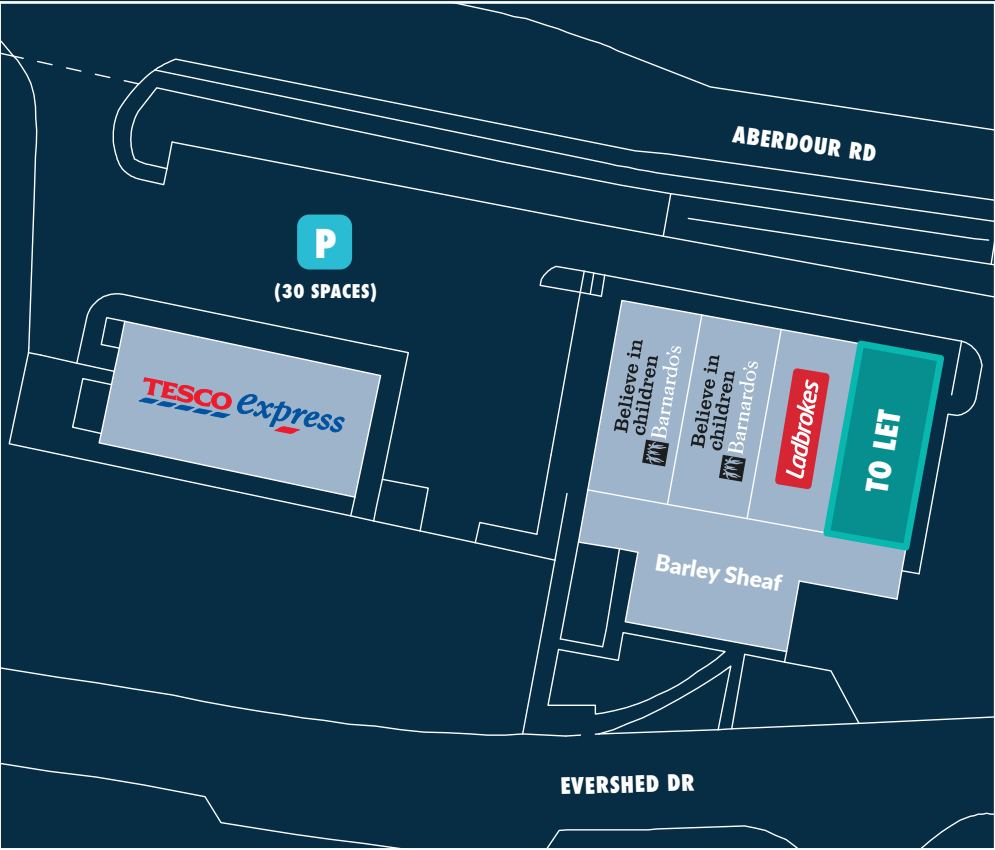
LCP

UNIT 4 75 ABERDOUR ROAD DUNFERMLINE KY11 4QZ

LOCATION

Dunfermline is located north of the Queensferry Crossing, some 15 miles north west 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 comprise a modern retail unit, occupying a prominent position on Aberdour Road, adjacent to Ladbroke's, Barnardo's and Tesco Express. The unit benefits from 8 parking spaces directly outside the property and a further 30 spaces directly adjacent to Tesco Express.



ACCOMMODATION

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

Unit 4, 75 Aberdour Road, Dunfermline KY11 4QZ		
Ground Floor	155.61 sq m	1,675 sq ft
	155.61 sq m	1,675 sq ft



RENT

Rental offers in excess of **£27,500 per annum exclusive** are invited.

SERVICE CHARGE

The current on account service charge for this unit is **£7,998 per annum exclusive**.

RATING

The rateable value of the property is as follows:

Rateable Value £18,700
Commercial Rate Pounding £0.481

(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

Sui Generis.

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 sole agents:

**Reith
Lambert**
Commercial Property Advisers

Richard Ford
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07834 791 163

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