

**40
FREE**
car parking
spaces

TO LET
Unit 4
1,675 sq.ft
(155.61 sq.m)



HOT FOOD TAKEAWAY UNIT

M UNIT 4

Aberdour Road
Dunfermline, Fife
KY11 4QZ

Adjacent Occupiers Include
Barnardos
EVERY CHILDHOOD. LASTS A LIFETIME
Ladbrokes
TESCO
express

ABERDOUR ROAD

UNIT 4

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.

DESCRIPTION

The subjects comprise a ground floor modern retail unit with a glazed frontage. Occupying a prominent position on Aberdour Road, adjacent to Ladbrokes, Barnardo's and Tesco Express, The unit benefits from 10 parking spaces directly outside the property and a further 30 spaces directly adjacent to Tesco Express.

UNIT SIZE

Total Area: 1,675 sq.ft (155.61 sq.m).

RENT

£27,500 pax + VAT.

RATEABLE VALUE

Rateable Value: £18,700. Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £7,998 pax + VAT.

Insurance: £400 pax + VAT.

EPC

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

PLANNING

Sui Generis.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



4

Retail Units On-Site



6,726 sq.ft

Total Area



40 FREE

Car Parking Spaces

ABERDOUR ROAD

SITE PLAN



George Kearney

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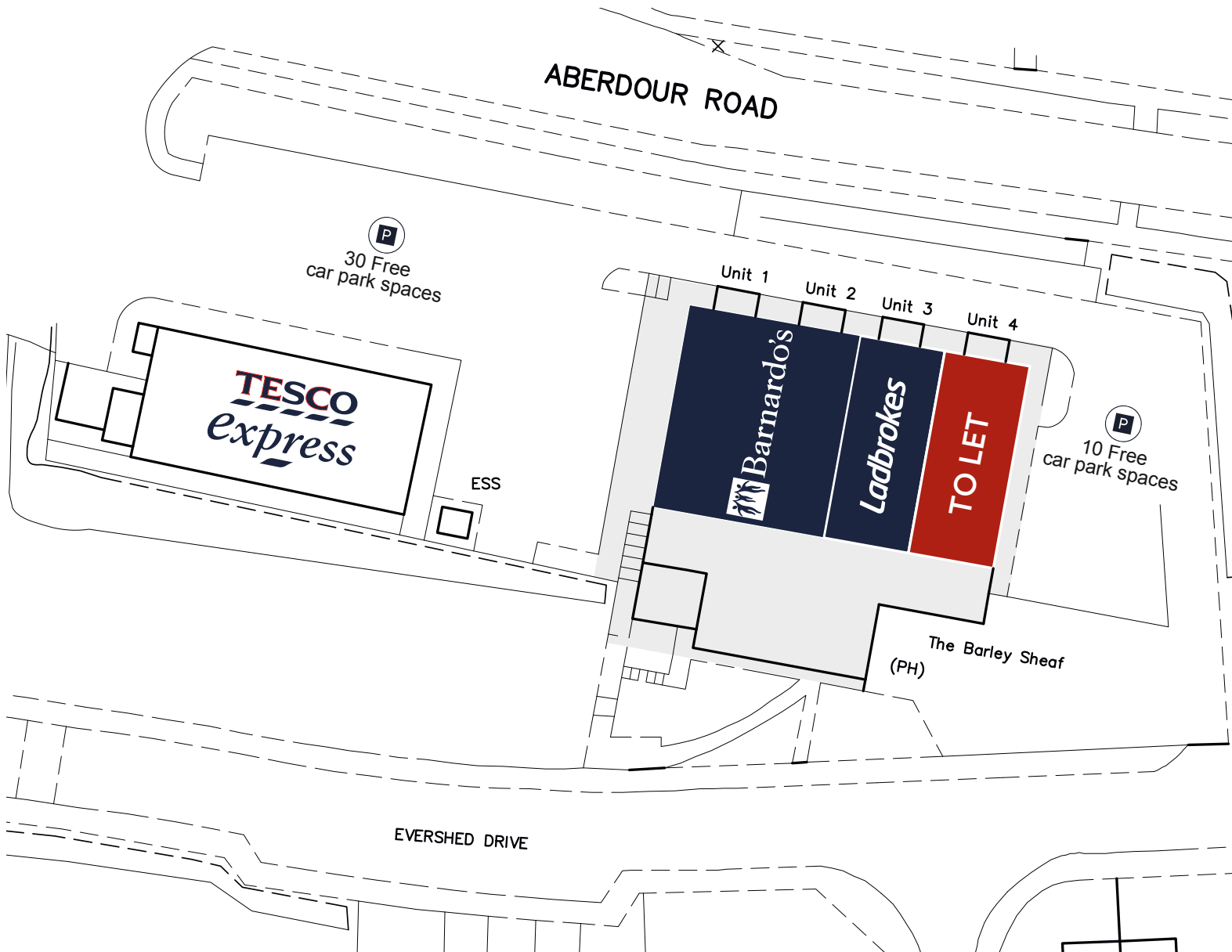
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Viewing
Strictly via prior appointment
with the appointed agent:

**Reith
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