

## TO LET

## Retail Unit

3 Bay Centre  
Regents Way  
DALGETY BAY KY11 9UY

Subject to vacant possession

## LOCATION

Dalgety Bay is a small, but expanding affluent commuter town, with a population of circa 10,000 people situated on the north banks of the Firth of Forth, approximately 5 miles south east of Dunfermline and 13 miles to the west of Kirkcaldy, 15 miles from Edinburgh and 3 miles from the Forth Road/Rail Bridge within the Kingdom of Fife.

The subjects themselves are situated in the town's commercial hub within the shopping centre, which is anchored by a **Tesco Metro**. Other occupiers within the Centre include **Paterno's Fish & Chips, Post Office, Debra, R S McColl, Rowlands Pharmacy, Barnardos Children, Your Move, Royal Bank of Scotland, Clean Team, Highland Kilt Connections, Barnardos and Regent Dental Practice**. In addition, the Centre has the **Bay Inn Public House** located at the edge of the car park, with the **Police Station, NHS surgery & clinic** and **local library** all located to the immediate south of the development. In addition, the Centre itself benefits from excellent **free car parking** facilities for up to **170 vehicles**.

## DESCRIPTION

The premises comprise a single storey terraced shop with excellent display window to the front and rear goods loading facilities, currently fitted out as a restaurant. We calculate that the unit extends to the following approximate floor areas and dimensions:

Gross Frontage	23 ft 6 ins	(7.16 m)
Net Frontage	22 ft 4 ins	(6.82 m)
Built Depth	52 ft 0 ins	(15.86 m)
Ground Floor Sales	715 sq ft	(66.47 sq m)
Ground Floor Ancillary	449 sq ft	(41.71 sq m)
Net Internal Area	1,164 sq ft	(108.14 sq m)



## TENURE

The unit is available by way of a new full repairing and insuring lease at a commencing rent of **£24,000 per annum**.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£21,000**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 47.9p, this rateable value will result in an estimated rates liability in financial year 2017/18 of **£10,059**.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G.

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

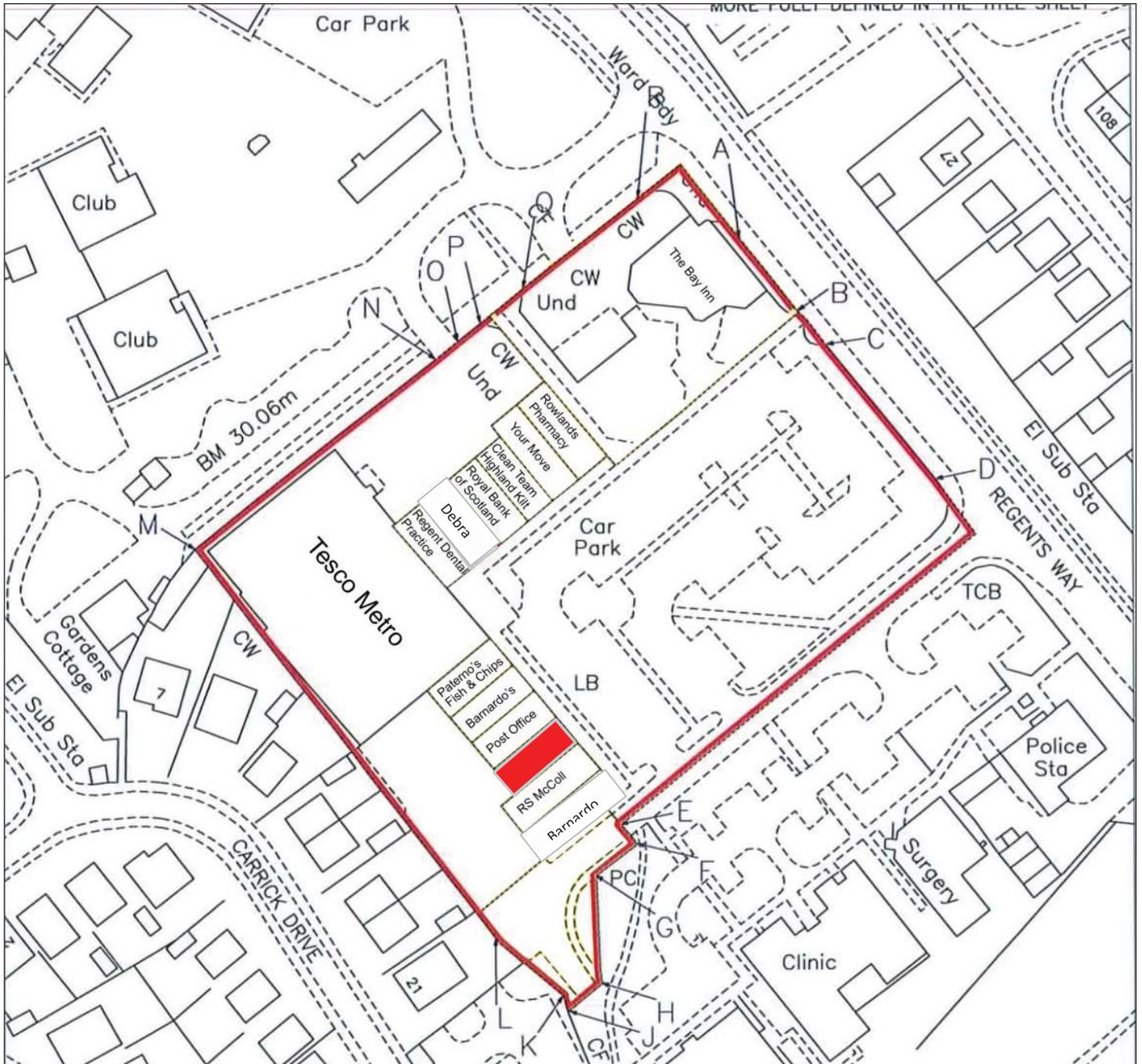
All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641.

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