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, Barnados Children, Your Move, Royal Bank of Scotland, Clean Team, Highland Kilt Connections, Barnados 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:

<table>
<thead>
<tr>
<th>Description</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Frontage</td>
<td>23 ft 6 ins (7.16 m)</td>
</tr>
<tr>
<td>Net Frontage</td>
<td>22 ft 4 ins (6.82 m)</td>
</tr>
<tr>
<td>Built Depth</td>
<td>52 ft 0 ins (15.86 m)</td>
</tr>
<tr>
<td>Ground Floor Sales</td>
<td>715 sq ft (66.47 sq m)</td>
</tr>
<tr>
<td>Ground Floor Ancillary</td>
<td>449 sq ft (41.71 sq m)</td>
</tr>
<tr>
<td>Net Internal Area</td>
<td>1,164 sq ft (108.14 sq m)</td>
</tr>
</tbody>
</table>

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.

Eric Lindgren
0131 558 5103
elindgren@eyco.co.uk
Messrs Eric Young & Co for themselves and for their client whose agent they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract.
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