

TO LET

Unit 14A Fife Leisure Park
Dunfermline KY11 8EX

- ▶ Leisure unit
- ▶ Prime leisure park in Fife
- ▶ 11,000 sq ft plus potential mezzanine
- ▶ 1,500 car parking spaces



LOCATION

Dunfermline is one of Scotland's fastest growing towns with a population of over 56,000. Fife Leisure Park is located east of Dunfermline town centre, immediately adjacent to the M90 motorway. Fife Leisure Park is one of the largest leisure parks in Scotland, with over 250,000 sq ft of leisure and retail accommodation.

Anchored by **Odeon Cinema** and a 50,000 sq ft **Dobbie's Garden World**, Fife Leisure Park is one of the largest in Scotland with over 250,000 sq ft of leisure and retail accommodation. Nearby occupiers include **Hollywood Bowl, Nando's, Odeon Cinema, Frankie & Benny's, Pizza Hut** and **Bannatynes Health Club**.

ACCOMMODATION

The unit sits adjacent to Carlton Bingo and comprises a large retail unit arranged over a ground floor only, extending to the following approximate net internal floor area:

TOTAL FLOOR AREA	11,000 SQ FT	1,022 SQ M
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PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 11 consent and can therefore be used for leisure use. Interested parties are advised to speak directly to the Local Planning Authority.

LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly upward only rent reviews.

RENT

On application.

RATING

To be assessed.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

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

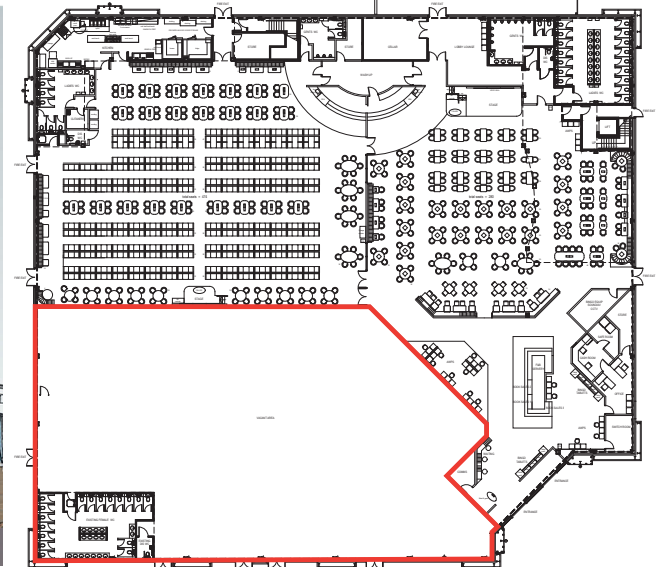
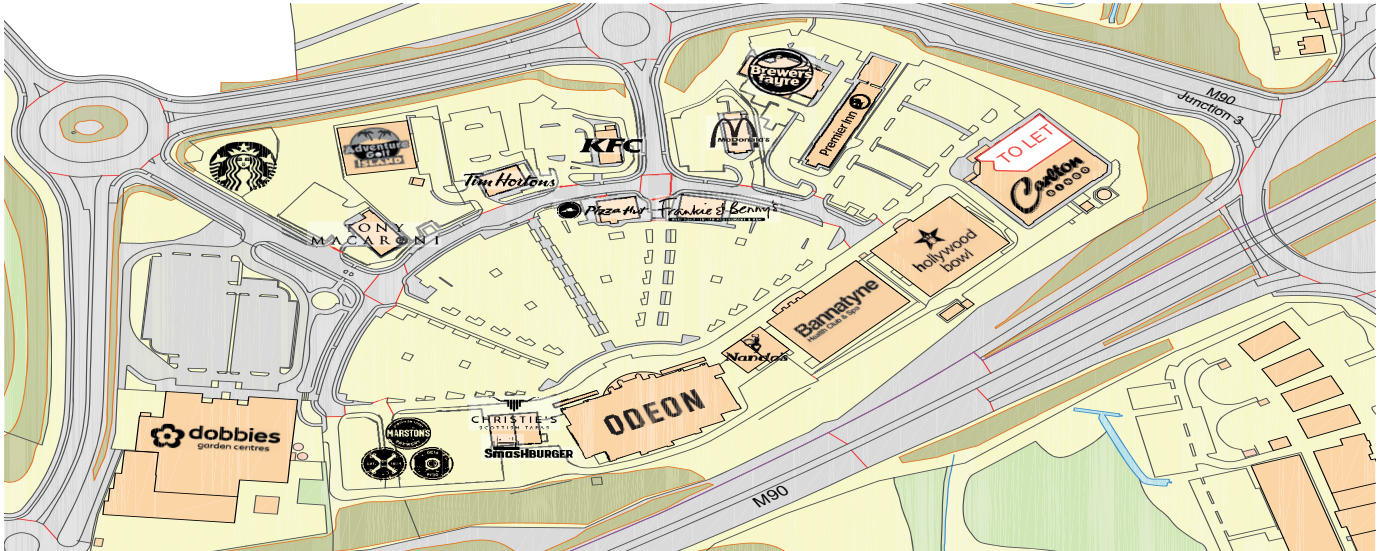
Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.



Proposed Elevation

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GET IN TOUCH



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