

TO LET

Unit 2 Bay Centre, Regents Way
Dalgety Bay KY11 9UY

- ▶ 170 dedicated car parking spaces
- ▶ 1,507 sq ft
- ▶ Class 1 Use
- ▶ Next to Tesco Metro



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 Queensferry Crossing and Forth 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 **Debra, Numark Pharmacy, Bay Cutz, Barnardo's, Your Move, The Bay Fish Market, Evoo Café** and **Regents Dental Practice**. In addition the centre has **Hugos Café Bar** located at the edge of the car park. The **Police Station, NHS surgery and clinic** and **local library** are all located to the immediate south of the development. The centre itself benefits from excellent free parking facilities for up to **170 vehicles**.

ACCOMMODATION

The premises comprise a single storey terraced shop unit with excellent display window to the front. We calculate that the unit extends to the following approximate floor areas and dimensions:

GROSS FRONTAGE	24 FT 2 INS	7.4 M
NET FRONTAGE	22 FT 9 INS	6.9 M
BUILD DEPTH	66 FT 4 INS	20.2 M
GROSS INTERNAL AREA	1,507 SQ FT	140.1 SQ M

LEASE

The unit is available by way of a new full repairing and insuring lease.

RENT

On application.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£25,100**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p this rateable value will result in an estimated rates liability in financial year 2024/25 of **£12,500**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = to be confirmed.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

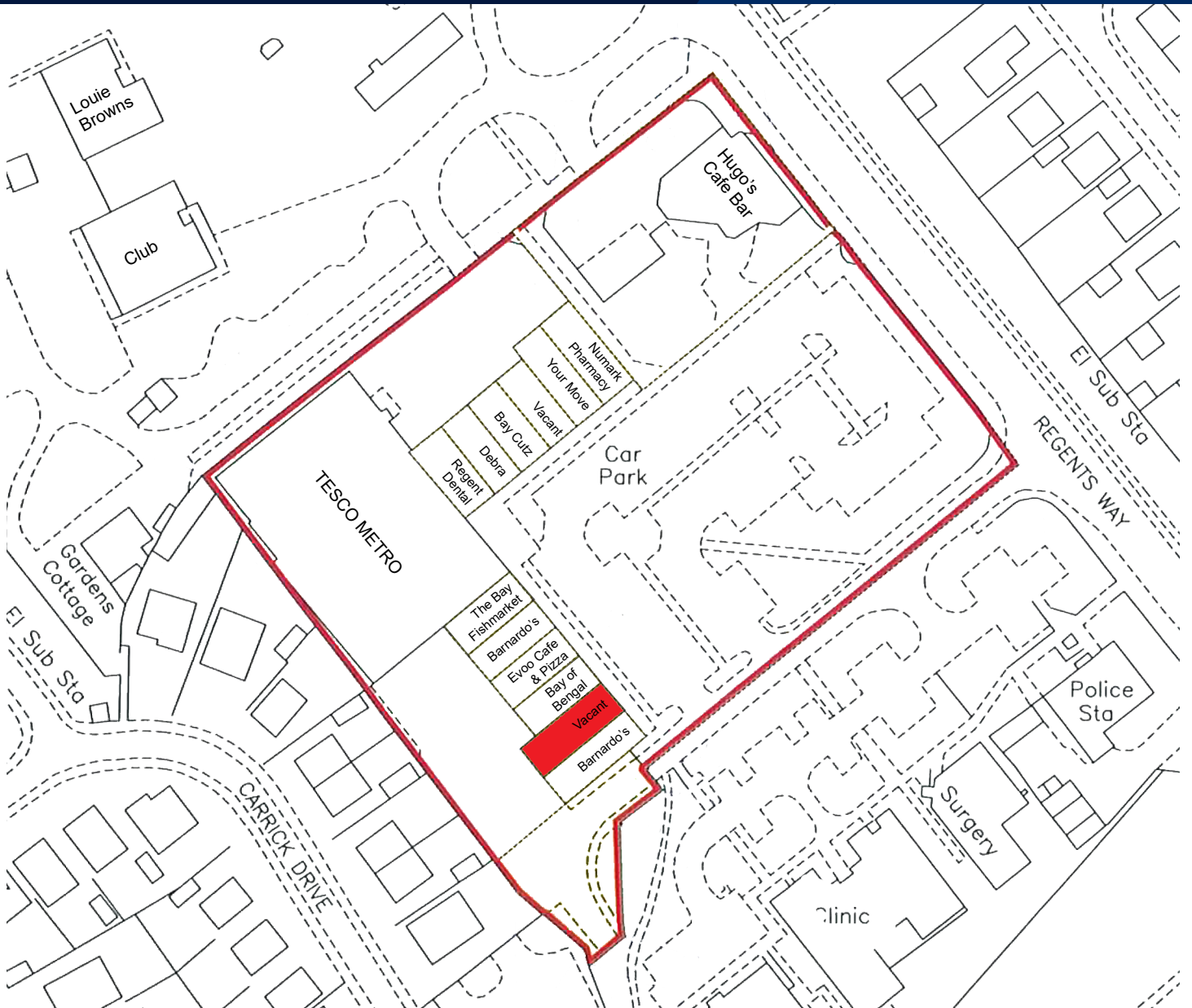
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

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

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GET IN TOUCH



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