

RETAIL

TO LET

8 Unwin Avenue
Rosyth
KY11 2ZQ

- Prominent Unit Located in Popular Retail Parade
- Benefits from Passing Vehicular Trade and High Levels of Footfall
- Extends to a Net Internal Area of 141.76 sqm (1,526 sq ft)
- Offers over £19,500 per annum

DM HALL
CHARTERED SURVEYORS

Commercial Department
27 Canmore St, Dunfermline KY12 7NU
01383 604100

LOCATION

Rosyth has a population of 13,000 people and is strategically located 3 miles to the south of Dunfermline and 2 miles to the north of the Queensferry Crossing. The town is situated a short distance from junction 1C of the M90 which heads North to Perth and beyond, as well as south towards Edinburgh and the City of Edinburgh Bypass. The unit itself is situated on Unwin Avenue, just off the roundabout from the A985 and off the junction from Brankholm Brae. Nearby occupiers to the premises include The Yellow Coloured Café, Barnardos and Sainsbury's Local.

DESCRIPTION

The subjects comprise a ground floor retail unit as part of a modern three storey retail parade surmounted by a pitched and tiled roof, with residential dwellings occupying the upper floors. Internally, the subjects comprise a solid floor with blockwork infill walls and a steel clad ceiling. The subjects benefit from a double glazed and timer framed display and entrance that offers good visibility and natural daylight into the unit itself. The property is currently in shell condition and ready for occupation upon the new occupier's fit-out works.

ACCOMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition. From our measurements taken on site we have calculated the net internal area of the subjects to be in the order of:

141.76 sqm (1,525 sqft)

RENT

Our clients are seeking offers over £19,500 per annum on a Full Repairing and Insuring lease for a negotiable period.

RATES

The property will need to be reassessed upon entry by the Scottish Assessors Association.

VAT

The prices quoted are exclusive of VAT which may be chargeable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING:

Strictly by appointment through the sole letting agents.

DATE OF ENTRY:

Entry will be available on completion of legal formalities.

ENERGY PERFORMANCE:

An EPC will need to be commissioned once the new occupier has taken entry.

REFERENCE:

ESA2238

DATE OF PUBLICATION:

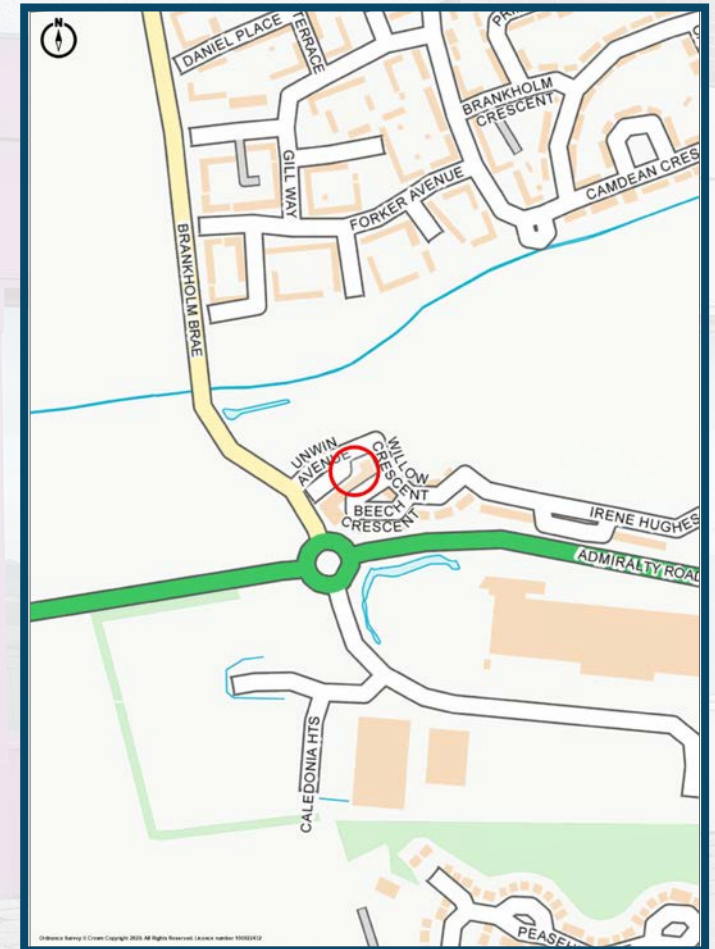
October 2020

CONTACT:

DM Hall LLP
27 Canmore Street
Dunfermline
KY12 7NU
Tel: 01383 604100

Ben Mitchell
Ben.mitchell@dmhall.co.uk

Oliver Lawson
oliver.lawson@dmhall.co.uk



IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.