

# To Let

9 Regents Way, Bay Centre, Dalgety Bay, KY11 9YD

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## Location

The property is located in Dalgety Bay on the north bank of the Firth of Forth, approximately 3 miles east of the Queensferry Crossing / Forth Road / Rail bridges in south Fife.

Dalgety Bay is an expanding commuter town with good transport links to Edinburgh (15 miles), Kirkcaldy (13 miles), and Dunfermline (8 miles).

The property is located in the Bay Centre, Dalgety Bay's central shopping retail park which is anchored by a Tesco Metro. The retail park is home to national charity occupiers such as DEBRA and Barnardos along with several independent traders as well as uses such as a dentists and post office. A Police Station, NHS surgery & clinic and local library are all located to the immediate south of the development.

## Description

The premises occupy a single storey terraced retail unit under a pitched roof and overhang with display window frontage and rear goods loading facilities.

The property comprises a long unit with an open plan area to front and small meeting room/office. Beyond the banking hall is a small open plan office where the server is also situated, meeting room, staff room and male and female toilets to the rear.

The property comprises a specification of suspended ceilings with recessed fluorescent lighting in the open plan area and office areas/rooms and fluorescent strip lighting in the staff room, plastered and painted walls, raised access flooring covered with carpet, electric storage heaters and air conditioning cassettes.

## Accommodation

The Net Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

Ground floor	100.8 sq m	1,085.0 sq ft
ITZA	81.35 sq m	876 sq ft
<b>Car Spaces</b>	Communal Car Parking	Up to 170 spaces

## Planning

The property has been operating as a bank, therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 (Shops). Interested parties should make their own enquiries to

## Tenure

The premises are available on an assignment or sub-lease of the existing lease expiring 2nd December 2020.

## Rent

£22,500 per annum.

## Rates

We understand that the property is assessed as follows:

**Rateable Value:** £22,100

**UBR (2017/18):** 46.6p

**Rates Payable:** £10,298

## Legal Costs

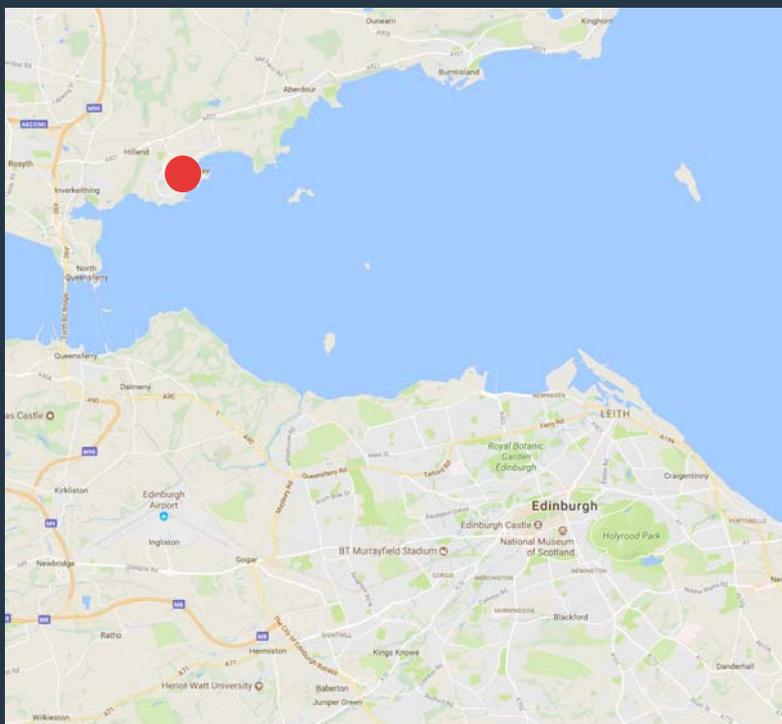
Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

A full energy performance certificate is available on request.

## VAT

We understand the property is not elected for VAT therefore no VAT will be applicable on the purchase price.



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## GVA

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