



eric young & co

Retail

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PROPOSED ROADSIDE RETAIL DEVELOPMENT

Flexible Units To Let

Castle Road
Rosyth

1,600-4,200 sq ft



(above image for illustrative purposes only)

LOCATION

Rosyth is located in south-west Fife, a popular commuter town approximately 15 miles north west of Edinburgh with excellent transport links to rest of Scotland via the M80, M9 and M8 motorways, all of which are in close proximity. In turn, the location benefits from an approximate catchment of 80,000 people within a 10 minute drive time.

The site offers an extremely prominent roadside position on Castle Road, which acts as an extension of Kings Road and Queensferry Road, the town's key thoroughfare linking it directly with Dunfermline and Rosyth Train Station. Immediately to south, the junction with Ferrytoll Road offers direct links with nearby towns including North Queensferry and Inverkeithing, while Admiralty Road to the north, offers direct links with Kincardine.

The port of Rosyth is currently the focus of a major redevelopment project incorporating the impending Forth Replacement Crossing opening up Rosyth as the gateway to Fife. Along with a number of high profile local projects including QE Class Aircraft Carriers' £6bn investment, the new crossing is to transform the surrounding area, providing an excellent opportunity to be part of what is to become a key thoroughfare with extremely promising growth and population prospects.

DESCRIPTION

Plans illustrate our client's proposed development offering 3 new build roadside units offering retail accommodation ranging from 1,600 - 4,200 sq ft, all of which will be fitted out to shell condition and benefit from purpose built off street car parking. Flexibility is still available to suit specific occupational requirements.

TIMING

Our clients currently have planning permission in place and in turn are in a position to commence construction upon conclusion of missives.

RENT

On application.

RATING

The units will require to be assessed upon occupation of the ingoing tenant.

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.

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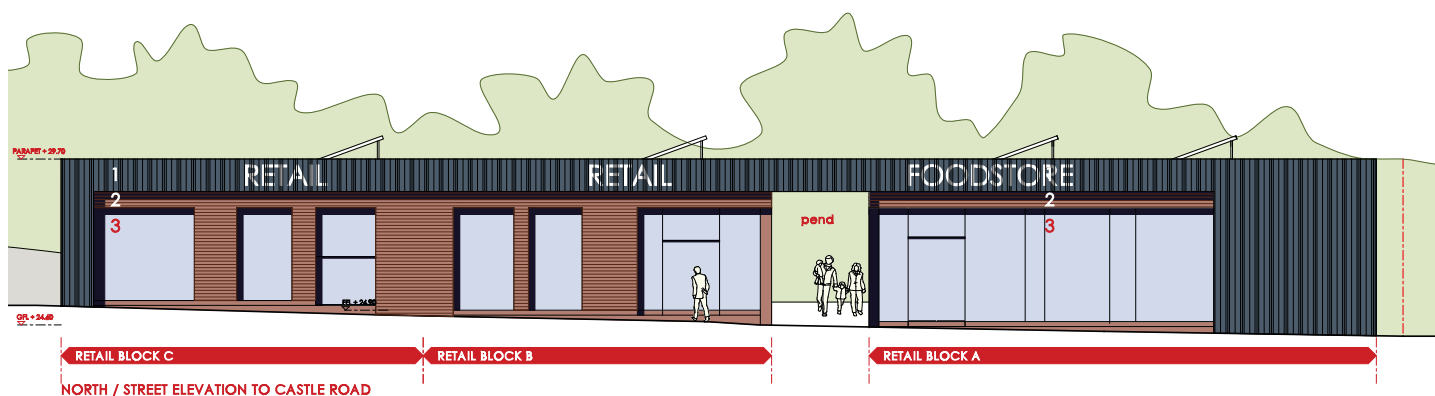
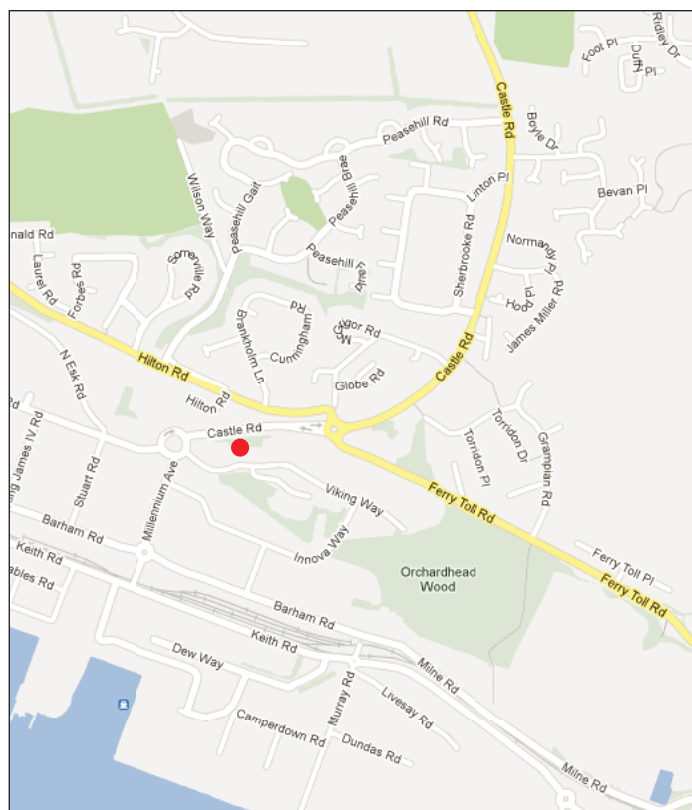
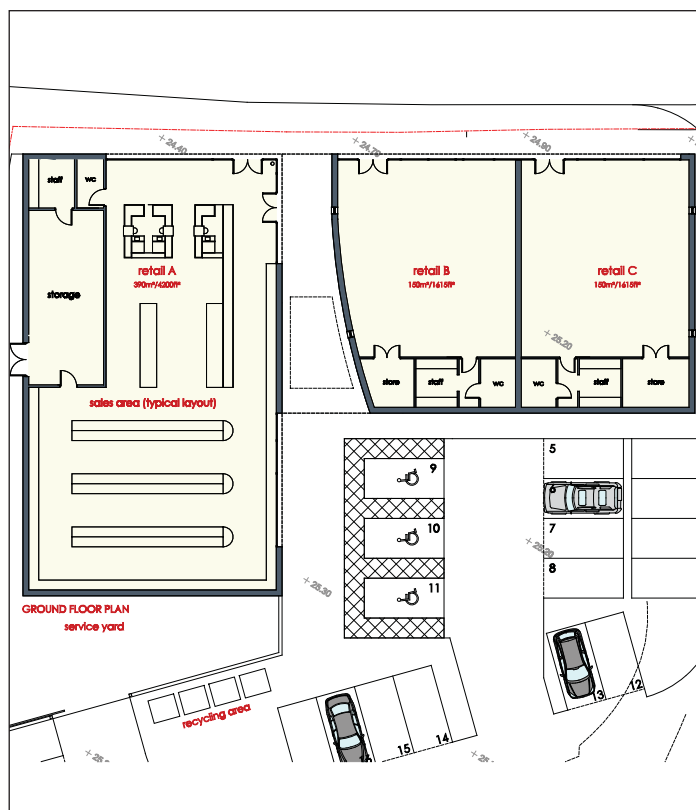
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KB/JF/ROS5

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