

**PROMINENT RETAIL UNIT TO LET**

**UNIT 4, ABBEYVIEW  
ALLAN CRESCENT  
DUNFERMLINE  
KY11 4HE**

**Location**

Dunfermline is the main commercial centre for west Fife lying approximately 16 miles northwest of Edinburgh, 22 miles east of Stirling and 37 miles north east of Glasgow.

The property occupies a prominent position within Abbeyview, a former Local Authority Housing area which has seen significant recent and ongoing regeneration to include a new residential housing estate. Retailers within the parade are a mixture of local and national to include Baynes and McColls.

**Accommodation**

Following on from our measured inspection we would confirm the unit extends to the following areas and dimensions:

Gross Frontage: 16' 4" (4.97 m)  
Net Frontage: 15' 3" (4.64 m)  
NIA: 711 ft<sup>2</sup> (66 m<sup>2</sup>)

**Lease**

Our clients are seeking to let the property on the basis of a new full repairing and insuring lease for a period to be agreed incorporating 5 yearly upward only rent reviews.

**Rent**

Offers in excess of £12,500 per annum exclusive are sought.



**Energy Performance Certificate**

The property has a current EPC rating of 'F'.

A copy of the Certificate can be provided upon request.

**Rating**

We understand the property is entered in the Valuation Roll as follows:-

Rateable Value ('18/'19): £7,300

Qualifying users may achieve a 100% reduction in business rates payable under the Small Business Bonus Scheme. Interested parties should check with the relevant Local Authority.

**Viewing/Further Information**

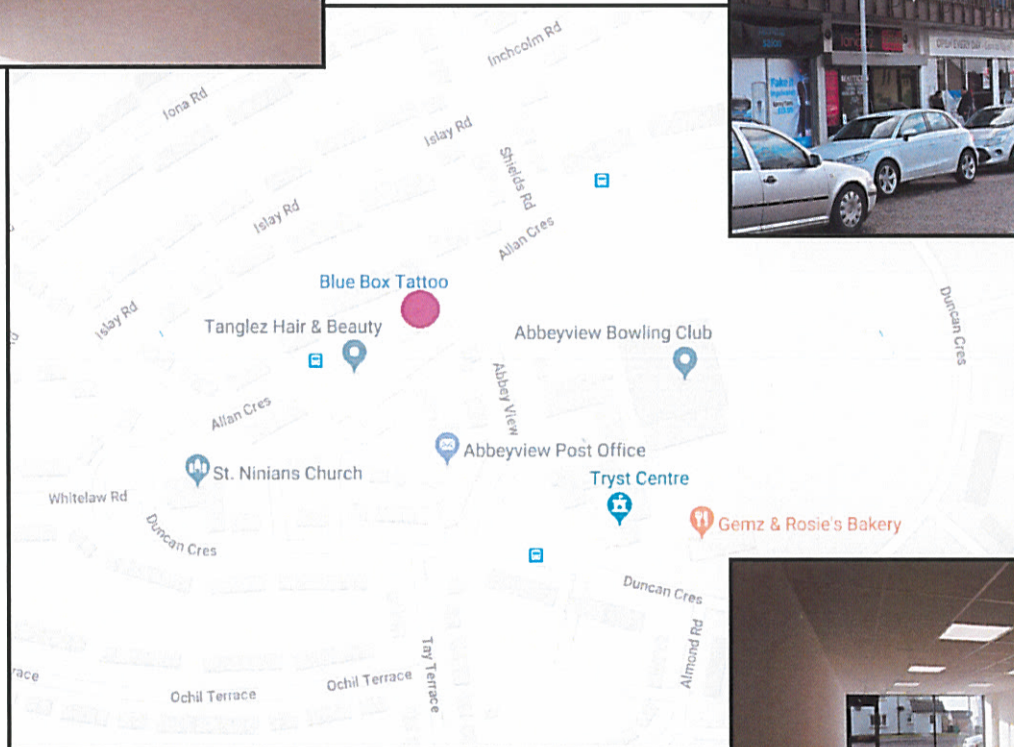
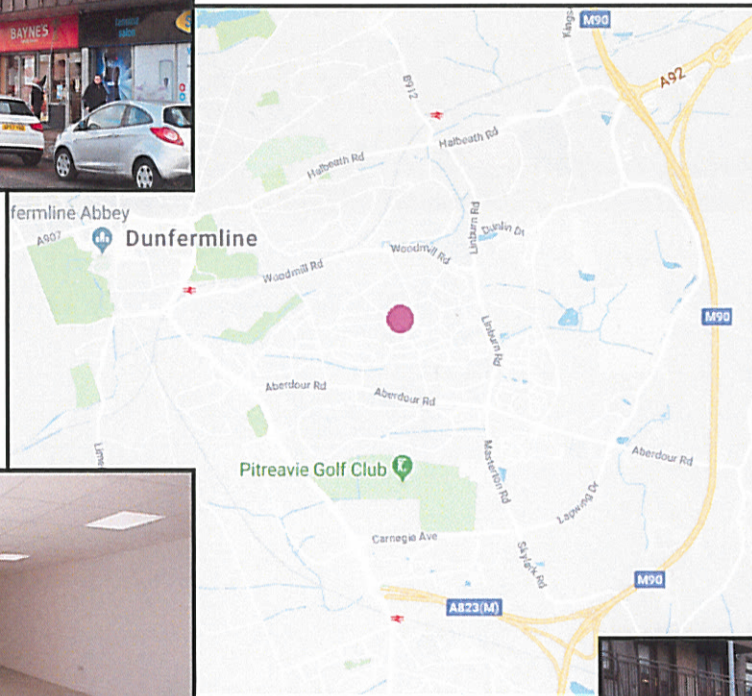
Arrangements to view and further information can be obtained through the sole agents:

Whitelaw Baikie Figes

Tel: 0141 221 6161

Contact: Gavin Anderson  
Email: [gavin@wbf.co.uk](mailto:gavin@wbf.co.uk)

## Location Plan



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The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figs 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 intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figs has any authority to give any representation or warranty whatsoever in relation to this property,
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.



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