



- **Hot Food Takeaway / Restaurant over Ground and Basement Floor**
- **Prominent frontage in close proximity to Bus Station / Tesco Extra**
- **Restaurant with around 25 covers**
- **Fully fitted kitchen**
- **Additional equipment possibly included (subject to agreement)**
- **Offers over £12,000 per annum invited**
- **Incentives available**

**25 CHAPEL STREET**  
**DUNFERMLINE KY12 7AW**

**In Brief**

Dunfermline is one of Fife's principal centres of commerce having a resident population now in excess of 50,000 persons and a catchment in the region of 150,000 people.

The town occupies a key position within Fife, a few miles north of the Forth Road and Rail Bridges and adjacent to the M90 motorway. The town has seen good levels of economic expansion over the last 10 years with the Dunfermline East Expansion Zone being a key project, together with the development of the former Royal Navy base at Rosyth and Rosyth Europarc. The town has also benefited from the expansion of the Kingsgate Shopping Centre and the construction of a new major Tesco Superstore.

## Additional Information

### Description

The subjects comprise a restaurant and hot food takeaway with fully fitted kitchen at ground floor with additional storage and customer toilets at basement level.

### Accommodation

The available accommodation can be summarised as follows;

DESCRIPTION	NET AREA (SQ M)	NET AREA (SQ FT)
Ground	88.84	956
Basement	77.62	836
<b>TOTAL</b>	<b>166.46</b>	<b>1,792</b>

### Services

The subjects benefit from mains supplies of water, gas and electricity whilst drainage is to the main public sewer.

### Rent

Offers over £12,000 per annum are invited.

Incentives may be available subject to tenant covenant.

### Terms

Full Repairing and Insuring terms for a negotiable number of years.

### Business Rates

The subjects have been reassessed for local authority rates purposes and will have a new rateable value of £7,800 from April 2017.

Small Business Rates Relief up to 100% may be available, please call for further information.

### Legal Costs

Each party shall be responsible for their own legal costs with the ingoing tenant responsible for any LBTT, registration dues and VAT thereon.

### Value Added Tax

We understand VAT is not currently payable on the annual rent.

### Energy Performance Rating

Awaiting Confirmation



### Enquiries

All viewings and enquiries via joint agents:

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