



Modern Trade Counter Warehouse

Unit C, Pitreavie Business Park, Pitreavie Industrial Estate,
Dunfermline KY11 8PU

Location

Dunfermline has a resident population of approximately 45,000 and is situated immediately to the west of the M90. It is located approximately 13 miles to the north of Edinburgh Airport, and 20 miles north of Edinburgh City Centre.

Pitreavie Industrial Estate is situated to the south of Dunfermline close to Junction 3 of the M90. The premises are located on Pitreavie Crescent which is accessed from Pitreavie Way the principal arterial route through the estate.

Surrounding occupiers include Paul Heat Recovery Scotland, Hair & Beauty World, Wolseley Plumbing Parts, Kuchehaus, IWS and Speedy Hire.

Description

The premises comprise a modern end of terrace industrial unit of steel portal frame construction under a pitched roof and clad in profile steel sheeting.

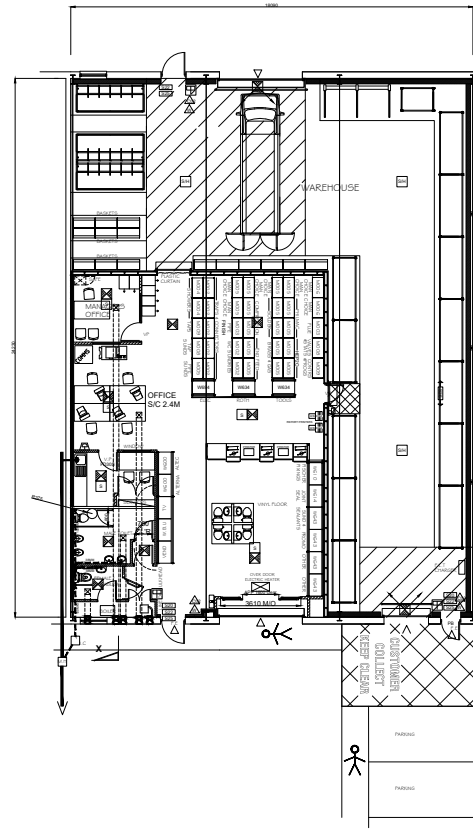
The premises benefit from loading access from the front and rear elevations via 4m high by 3.70m wide roller shutter. A glazed shopfront provides a designated showroom / trade counter entrance. The unit has an eaves height of 4m. In addition to the loading capabilities of the front and rear, there is also designated car parking spaces.

Internally, the warehouse includes a trade counter & showroom, offices, staff kitchen, toilet accommodation. The showroom fit out includes vinyl and carpet floor finishes, a suspended ceiling with integrated light fittings and a modern tea prep. Lighting within the warehouse is from sodium fittings. Heating is from a gas central heating system to wall mounted radiators.

The electricity supply is 3 phase 100 Amp.

Floor Area

Gross Internal Area: 4,932 sq ft (458.33 sq m)



Lease Terms

The premises are held on a Full Repairing and Insuring lease expiring 21 August 2023 at a rent of £28,000 per annum exclusive of VAT.

Our client is seeking to assign their lease. Alternatively, the landlord may consider a renunciation and a new lease being granted.

Service Charge

The tenant will pay a share of the service charge for maintaining the common parts of the estate. Further details about the service charge are available upon request.

Business Rates

RV: £27,700
Payable: c. £13,575

Energy Performance Certificate

Available upon request.

Legal Costs

Each party is responsible for their own legal costs and the tenant shall be responsible for lease registration costs and land tax as standard.

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

Date of Entry

By arrangement.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Viewing

Marc Erunlu
marc@lapsleymcmanus.com

Lapsley McManus Property Consultants
72 Waterloo Street, Glasgow G2 7DA

info@lapsleymcmanus.com

Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. November 2021.