£36,000 Per Annum – (Exc VAT)

TO LET

Secure yard within Pitreavie Business Park, Dunfermline

Good access to M90 motorway network

Site Area – 0.93 Acres (or thereby)

£36,000 per annum (exc VAT)

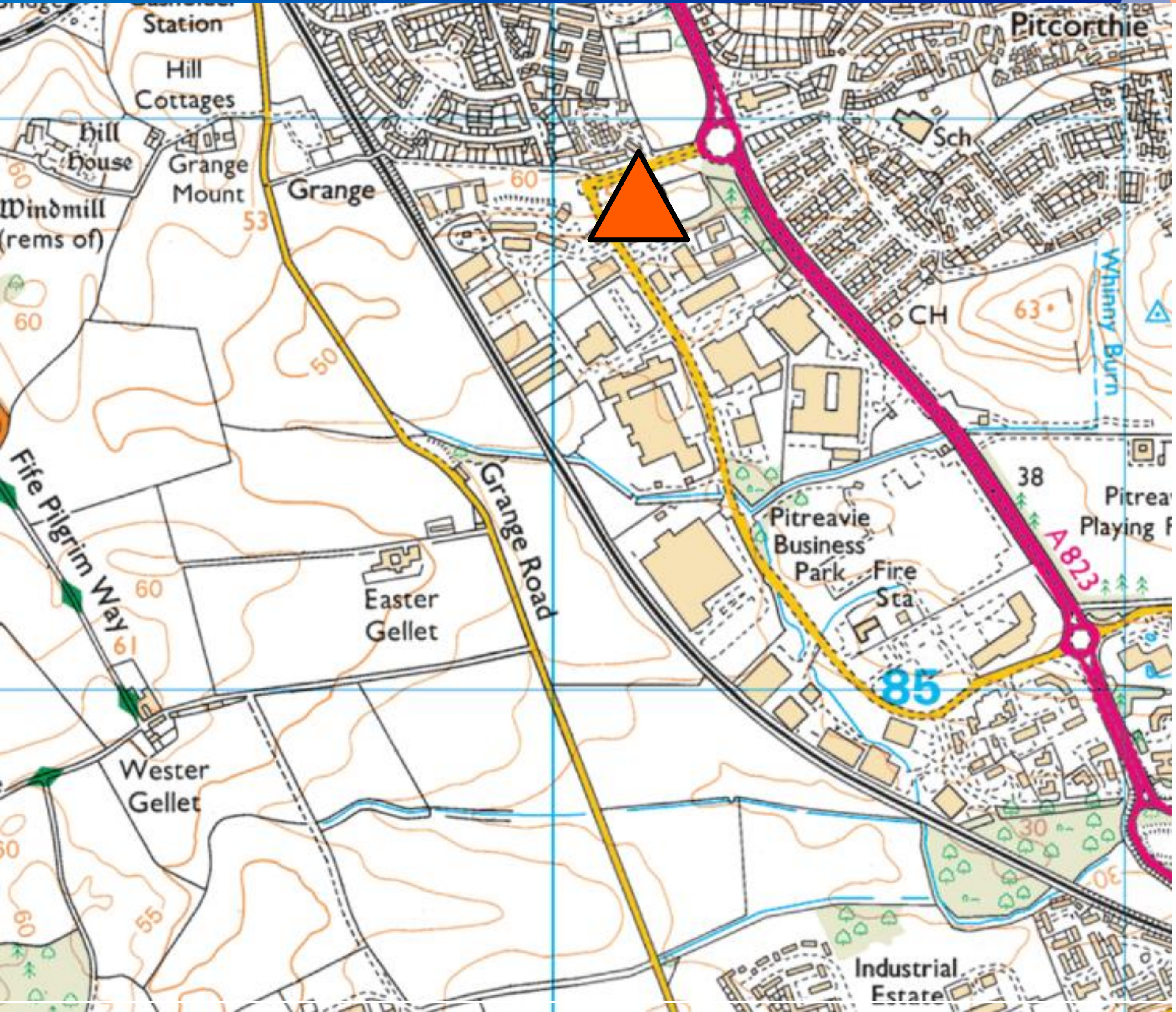
WHAT 3 WORDS

SECURE YARD, 8B PITREAVIE WAY, DUNFERMLINE, KY11 8UN

CONTACT: Gavin Russell | g.russell@shepherd.co.uk | 01383 722337 | **shepherd.co.uk**

SHEPHERD COMMERCIAL

Location



FIND ON GOOGLE MAPS

LOCATION

Dunfermline is located to the north of the Firth of Forth and is positioned approximately 29 kilometres (18 miles) northwest of Edinburgh, 43 kilometres (27 miles) west of Stirling and 48 kilometres (30 miles) south of Perth and has a residential population of circa 60,000 persons (Source: National Records of Scotland).

Dunfermline is Scotland's former ancient capital and is the main shopping and commercial centre for the west of Fife.

The city lies approximately 10 kilometres (6 miles) north of the Forth Road Bridge and 26 kilometres (16 miles) north of Edinburgh Airport.

Dunfermline has experienced significant levels of economic expansion over the course of the last 20 years with the most significant project being the development of the Dunfermline Eastern Expansion Zone which provides a mixture of residential, leisure and business uses.

The subjects are situated within Pitreavie Business Park, the principal industrial/commercial estate to the southern periphery of the city.

Pitreavie Business Park is located on the western side of the A823 Rosyth to Dunfermline Road.

The subjects sit to the northern periphery of the estate on Pitreavie Way.

Rosyth Train Station is located a short distance to the south and the M90 Edinburgh to Perth motorway is to the eastaffording good transport links to the major motorway networks.

Land uses in the immediate vicinity are principally industrial and commercial in nature.

The Detail

Asking Rent

Our clients are inviting offers in the region of £36,000 per annum (exc VAT) for a negotiable term of years.

Rateable Value

£6,500.

The annual rates multiplier is 48.1p for the financial year 2026/2027.

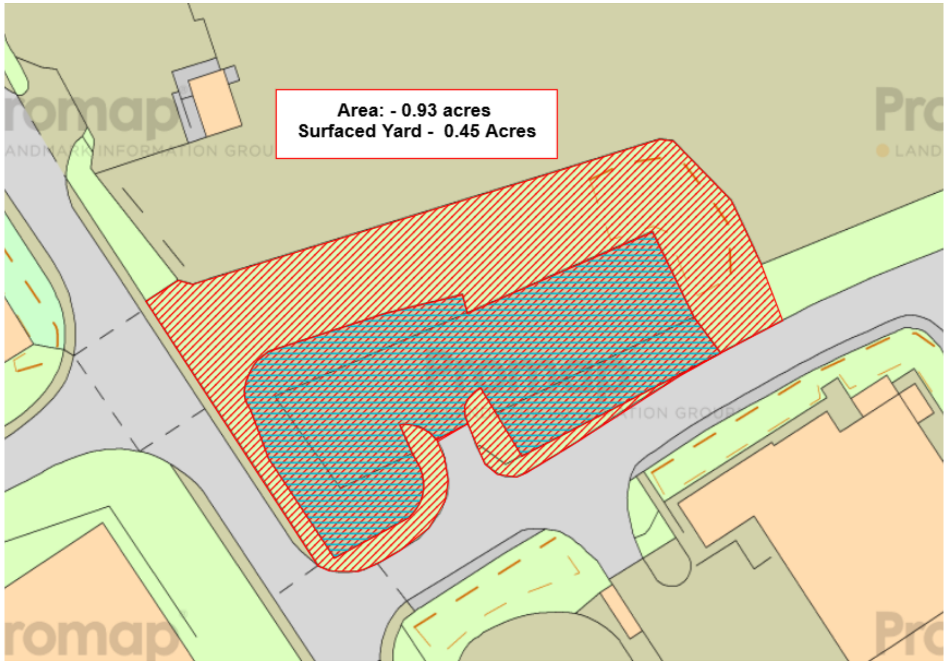
The subjects qualify for up to 100% small business rates relief subject to individual eligibility.

Legal Costs

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

VAT

The subjects have been elected for VAT purposes and therefore VAT is payable.



Get in Touch

For further information or viewing arrangements please contact the sole agents:

Gavin Russell
g.russell@shepherd.co.uk

Shepherd Chartered Surveyors
Signature Building, 8 Pitreavie Drive, Dunfermline, KY11 8UU
t: 01383 722337

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.

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