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CAFÉ WITH CLASS 3 CONSENT TO LET

Unit 5, 15 Pitreavie Court, Dunfermline, KY11 8UU

- ✔ Attractive café premises benefiting from class 3 consent
- ✔ Superb 'blank canvas' opportunity for an operator in a popular business park setting
- ✔ Part of Flexspace Business Centre providing immediate on-site customer base
- ✔ Flexible License Agreement and potential to qualify for 100% rates relief
- ✔ Approximate Net Internal Area of 79.54 sq m (856 sq ft)

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ACCOMMODATION AND RENT

According to our recent measurement survey the premises contains the following approximate net internal area:

Unit	Sq Ft	Rent P.A.	Per Month* Features
5	856	£12,840	£1,070.00 Extraction hood, drainage connections for fit-out, customer WCs

*Building insurance and site charge due in addition

LOCATION

Dunfermline is Fife's largest town with a population of approximately 50,000 persons and an estimated catchment of around 150,000 people. It is situated 15 miles north of Edinburgh and is readily accessible via the M90, which is the principal link between the Queensferry Crossing and the north of Scotland.

Pitreavie Business Park is Fife's premier office location enjoying close proximity to A823(M) and is approximately 5 minutes from junction 1 of the M90. The business park is home to several household names including BskyB, Nationwide Building Society and Lloyds Banking Group.

The Flexspace building is situated directly off Pitreavie Court which, in turn, is accessed from Queensferry Road from where the building is clearly visible.

Dunfermline town centre is 2 miles from Flexspace and provides a range of shopping and leisure amenities. For everyday needs there is an Asda supermarket just over a mile away.

Public transport, meanwhile, is available in the vicinity and the nearest train station is Rosyth which is less than 1 mile from the building.

DESCRIPTION

The subjects comprise a café premises with an attractive glazed frontage forming part of the popular Flexspace Business Centre. The entrance is situated directly adjacent to the business centre's main entrance providing a convenient stop off point for existing tenants.

The unit is entirely open plan with grey vinyl floor coverings, painted plaster board walls, electric heating and LED lighting. It presents a fantastic blank canvas opportunity for an operator to create a new café and benefit from the ample seating space and proximity to local businesses. There are also customer WC facilities within the premises.

The kitchen, which is partially partitioned off, is not currently fitted out with equipment, but there is an extraction hood in place and all of the required pipe work and drainage for a tenant fit-out.

LICENSE TERMS

The business suites are available on the basis of a 12-month license agreement. Leases will be considered for larger suites where longer-term requirements may be required.

A deposit equivalent to 2.5 months' rent is required from each tenant prior to entry.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have been entered into the Valuation Roll with a rateable value of £9,700. The uniform business rate for the current year is £0.49 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

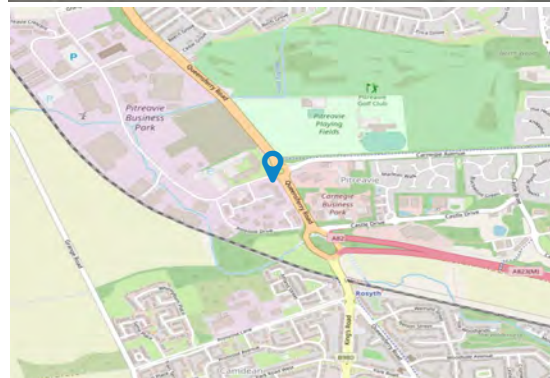
UTILITIES/TELECOMS PROVIDER

The cost of utilities (gas, water and electricity) are included within the quoted rental price.

All occupiers must use Flexspace's preferred telecoms provider. Details of their service package is available on request

ENTRY

Upon completion of the License Agreement, payment of rent deposit and provision of proof of address/ID to comply with HMRC anti-money laundering rules.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

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