

# TO LET

Café at Bus Station

Queen Anne Street, Dunfermline, KY12 7BA



- Subjects within city centre Bus Station
- Net Internal Area 83m<sup>2</sup> approx.
- Offers to [estates.tenders@fife.gov.uk](mailto:estates.tenders@fife.gov.uk)
- Offers in the region of £10,000 per annum are invited.

## Description

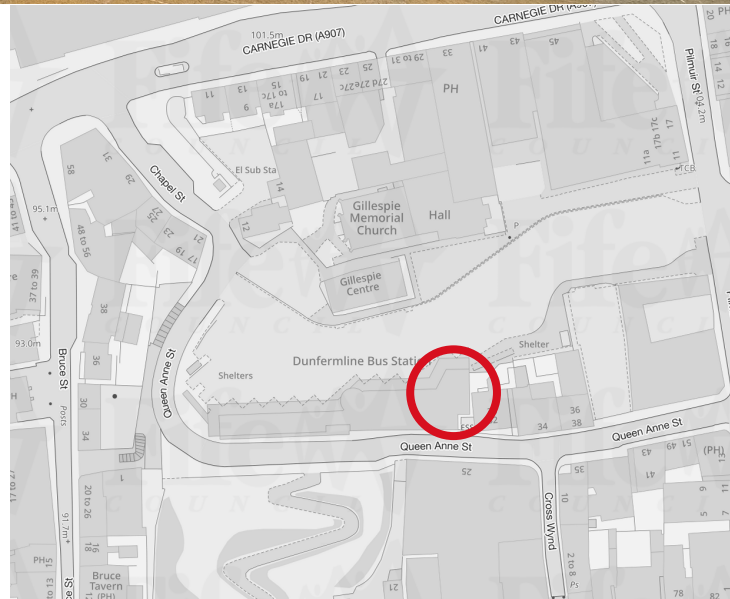
The frontage of the Subjects comprises a large glazed area overlooking the bus concourse. There is a suspended ceiling system with fixed spot lighting over the servery area and modern light fittings in the dining area. Floors are tiled throughout and the walls are painted or wipe clean proprietary wall board. Access to the property can be gained from the indoor concourse.

## Services

The Subjects are served by an electricity sub meter. There is no gas supply. Water is charged on rateable value.

## Use

The Subjects are to be used as a café.



## Accommodation

In accordance with RICS guidance, the Subjects extends to a net internal area of 83m<sup>2</sup> or thereby and provides the following accommodation:

- Dining area (approx. 48m<sup>2</sup>)
- Service area/kitchen
- Pantry
- Staff WC

The unit has no dedicated parking however public parking is available nearby.

## Opening Hours

The Subjects may trade at any time within the normal opening hours of the Bus Station which are currently:

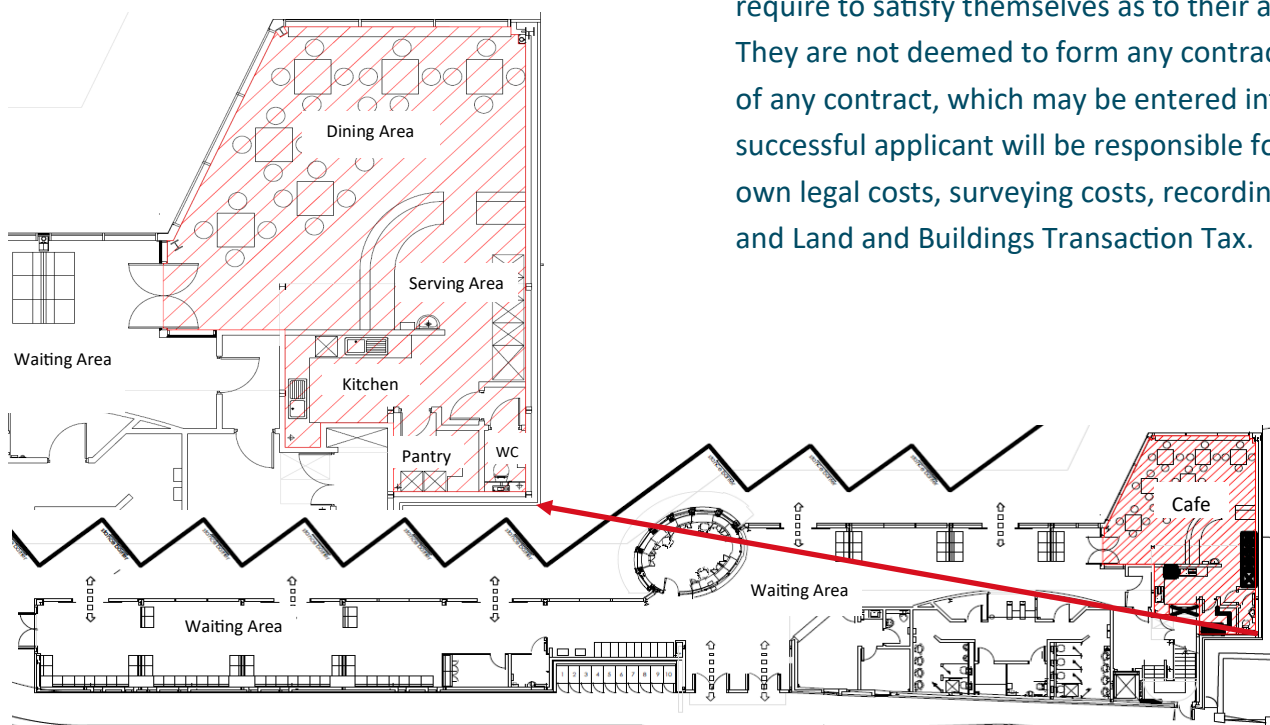
- Monday to Friday: 07:30—22:30
- Saturday: 08:00—22:30
- Sunday: 12:00—20:30

These opening hours may be subject to periodic review by the Council.

## Rent

Rental offers in the region of £10,000 per annum are invited, a deposit equivalent to three months' rent will be payable at entry.

## Floor Plans



## Rateable Value

At the date these particulars were prepared, the Subjects were entered in the Valuation Roll with a rateable value of £8,200 (Ref No.303220589).

## Energy Performance Rating

An EPC for the bus station is available upon request.

## Viewing

To arrange an appointment to view the premises or for further information please contact:

estates.enquiries@fife.gov.uk or call

Fife Council: 03451 555 555 + Ext. 450 382

## Closing Date

A closing date has not been set and offers must be submitted via [estates.tenders@fife.gov.uk](mailto:estates.tenders@fife.gov.uk) :-

**Reference: Dunfermline Bus Station - 100568**

## Disclaimer

Fife Council does not bind itself to accept the highest or any offer for the Subjects. In supplying these particulars, Fife Council is not issuing instructions and will not, therefore, be liable for agents or any other fees. These particulars are believed to be correct but are supplied for information only and intending parties shall require to satisfy themselves as to their accuracy. They are not deemed to form any contract or part of any contract, which may be entered into. The successful applicant will be responsible for their own legal costs, surveying costs, recording dues and Land and Buildings Transaction Tax.