



# To Let

## Retail Unit

Grab & Go Coffee/Food

**AVAILABLE NOW**

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**Inverkeithing Station,  
Inverkeithing  
KY11 1NJ**

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### **Description:**

An excellent retail opportunity to operate a Grab & Go Coffee / Grab & Go Food business within the station building. The unit benefits from a serving hatch with roller shutter.

**1,137,000+**  
**ANNUAL STATION FOOTFALL\***

### **Location:**

Inverkeithing station serves the town of Inverkeithing, Fife. The station is located on the Fife Circle line. As well as serving the local community to nearby stations, long distance direct services include Edinburgh Waverley, Dundee, Aberdeen and Perth.

*\*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 1,137,604 for 2019/2020.*

**station  
spaces**





### Property:

The premises comprise a retail unit being a single retail kiosk located within the booking hall. The kiosk benefits from a serving hatch with a roller shutter and preparation space.

### Unit size:

Ground Floor: 7.5 sq. m / 81 sq. ft.

### Rates, services and insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning.

Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

### Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

### Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.



**For further details relating to this opportunity, please contact:**

**[stationspaces@scotrail.co.uk](mailto:stationspaces@scotrail.co.uk)**

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