



# To Let

## Retail unit

Grab & Go Kiosk (Retail/Coffee/Food)

**AVAILABLE NOW**

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**Dunfermline Town Station,  
Dunfermline  
KY12 7HT**

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**536,000+**  
**ANNUAL STATION FOOTFALL\***

### **Description:**

An excellent opportunity in Dunfermline Town station for a retail kiosk, Grab & Go Coffee and Grab & Go Food. The unit benefits from a front serving hatch and back preparation space.

### **Location:**

Dunfermline Town Station serves as a main commuting station to and from Edinburgh, and serves a substantial number of local and regional passengers on the Fife circle line. Ideally located within the main station building on platform two.

*\*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 536,038 for 2019/2020.*

**station  
spaces**





### Property:

The premise comprise 2 separate spaces, the front space is equipped with a serving hatch, multiple storage & display areas, and a secure shutter. The back space provides for food preparation and storage. The unit comes with water and drainage.

### Unit size: TBC

### 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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