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PROPERTY CONSULTANTS

7 STATION ROAD, OAKLEY, DUNFERMLINE KY12 9QF

TO LET

- £8,000 PER ANNUM
- 610 FT²
- BUSY RETAIL PARADE
- GOOD LEVELS OF NEARBY PARKING
- HIGH LEVELS OF PASSING TRADE
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)

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LOCATION

Oakley is an established village in west Fife, strategically located approximately 5 miles west of Dunfermline and 3 miles east of Kincardine. The village benefits from good road connectivity, with the nearby A985 and A907 providing access to the wider Fife area and Central Scotland's principal road networks, including the M90 and Kincardine Bridge. Dunfermline, Stirling and Edinburgh are all within commuting distance, providing access to significant population centres and commercial markets. Oakley serves an established local residential catchment, with a range of amenities and services nearby.

The subjects are located on the eastern side of Station Road between its junctions with the A907 and Wardlaw Way.

DESCRIPTION

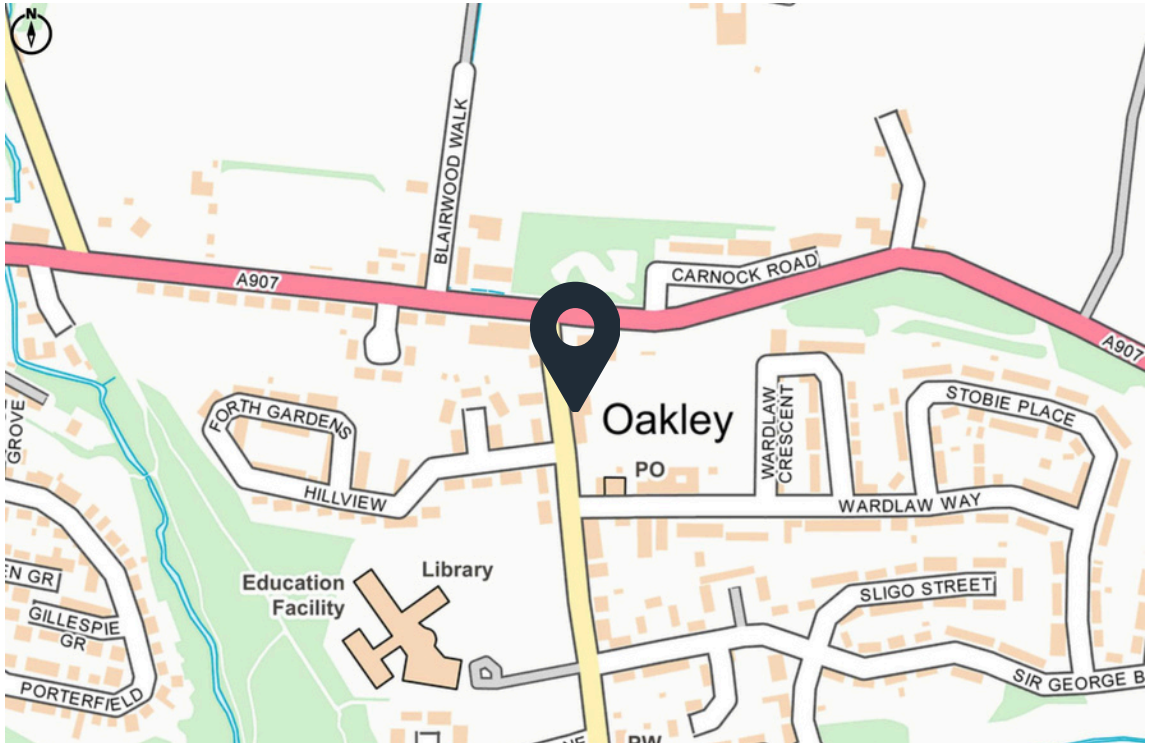
The subjects comprise a ground floor retail unit contained within a 2-storey building of stone construction with a pitched and slated roof.

Internally the property is divided into the main front retail area, rear storage with w.c facilities.

PROPOSAL

Lease from £8,000 per annum.





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FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

56.6m² / 610ft²

RATING

Rateable value £4,500. 100% rates relief (Subject to Qualification).

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Fife Council Planning Department.

EPC

A copy of the EPC is available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.







DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published November 2026.

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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

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