

**TO LET**

**NEW BUILD RETAIL  
AND OFFICE  
DEVELOPMENT**

- > **BUSY NEIGHBOURHOOD  
RETAIL CENTRE.**
- > **4 SEPARATE UNITS OVER  
GROUND AND FIRST  
FLOOR**
- > **UNITS FROM 65 SQ.M (700  
SQ.FT)**
- > **PARKING AVAILABLE ON  
SITE**
- > **RENTS FROM £10,000 PER  
ANNUM**



**CADHAM NEIGHBOURHOOD CENTRE, GLENROTHES, KY7 6RU**

Contact: Jonathan Reid, [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk), 01382 878005 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

The subjects form part of the popular Cadham Neighbourhood Centre in Glenrothes which is an expanding town with a resident population in the region of 50,000 persons. There are excellent road and rail links to the area.

Surrounding traders include - Co-op Supermarket, a pharmacy, Chinese take-away, fish and chip shop and a number of other local traders.

**DESCRIPTION**

Construction is underway on a new build 2 storey building which will comprise 4 separate units with 2 retail opportunities on ground floor and 2 office properties at first floor.

The subjects are also available as a single entity.

The subjects will be let in shell condition ready for the ingoing tenant's fit out.

There is car parking serving the entire development.

<b>ACCOMMODATION</b>	<b>m<sup>2</sup></b>	<b>ft<sup>2</sup></b>
2 X Ground Floor Retail	66.3	714
2 x First Floor Offices	65.0	700
<b>TOTAL</b>	<b>262.6</b>	<b>2,828</b>

**RATEABLE VALUE**

To be assessed upon completion

**EPC**

Awaiting further details.

**TERMS**

Our clients wish to lease the property for a term of years to be negotiated on a full repairing and insuring basis.

Ground Floor Unit 1 - £12,500 per annum

Ground Floor Unit 2 - £12,500 per annum

First Floor Unit 1 - £10,000 per annum

First Floor Unit 2 - £10,000 per annum

**VAT**

Unless otherwise stated, all prices quoted are exclusive of VAT.







