TO LET

NEW BUILD RETAIL AND OFFICE DEVELOPMENT

BUSY NEIGHBOURHOOD RETAIL CENTRE.

A 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, 01382 878005 www.shepherd.co.uk



CADHAM NEIGHBOURHOOD CENTRE, GLENROTHES ,KY7 6RU

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.

ACCOMMODATION	m ²	ft ²
2 X Ground Floor Retail	66.3	714
2 x First Floor Offices	65.0	700
TOTAL	262.6	2,828

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

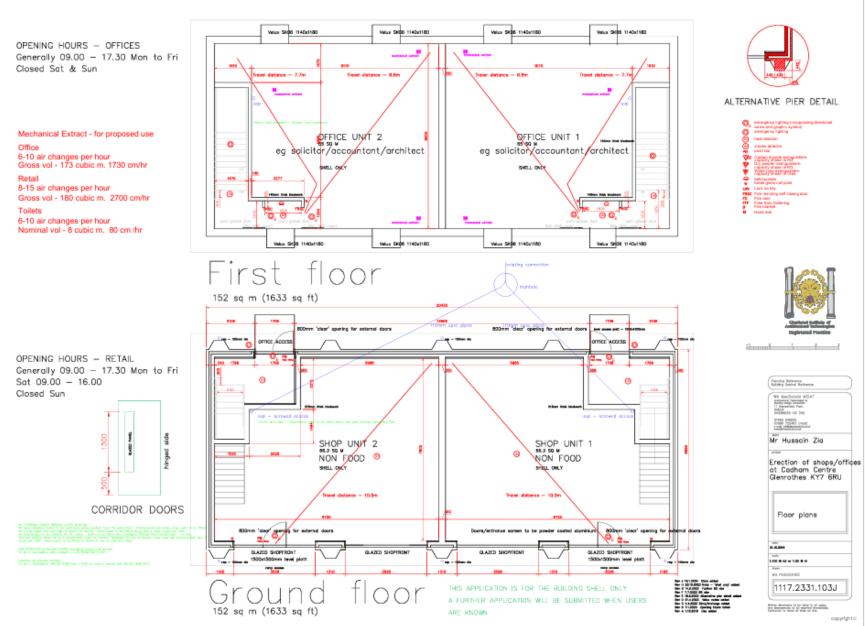
VAT

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





CADHAM SHOPPING CENTRE, CADHAM, GLENROTHES, FIFE



CADHAM SHOPPING CENTRE, CADHAM, GLENROTHES, FIFE

LEGAL COST

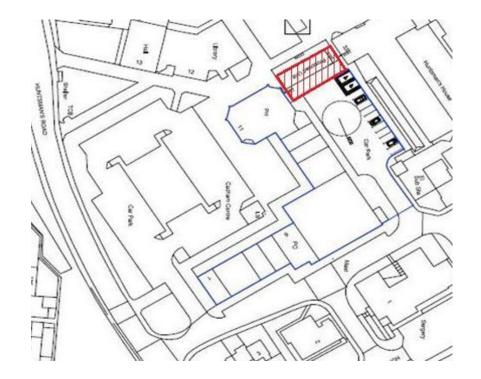
Each party will to bear their own legal costs in connection with the transaction of the property

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 01382 878005 Jonathan Reid – <u>i.reid@shepherd.co.uk</u>



