

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, 01382 878005 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.

ACCOMMODATION	m²	ft²
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.



LEGAL COST

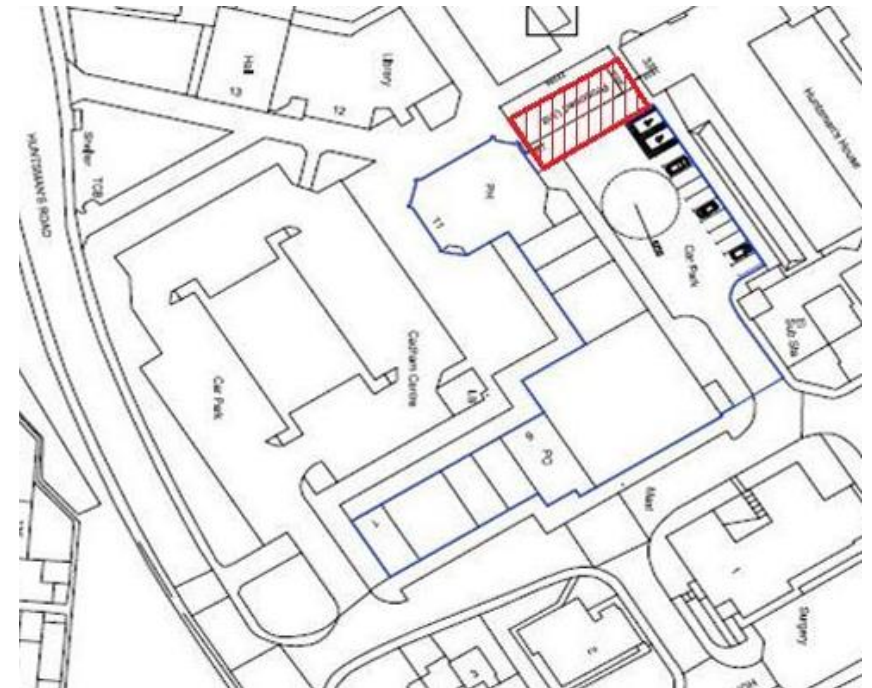
Each party will to bear their own legal costs in connection with the transaction of the property

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 – j.reid@shepherd.co.uk

www.shepherd.co.uk

J & E Shepherd 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 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd 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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. PUBLICATION: JULY 2024

