

- > RETAIL PREMISES WITHIN BUSY NEIGHBOURHOOD CENTRE.
- > NET AREA 122.92 SQ.M (1,323 SQ.FT).
- > ASKING RENT £20,000 PER ANNUM.
- > POTENTIAL TO CONTINUE EXISTING POST OFFICE OPERATION.



6 CADHAM CENTRE, HUNTSMAN'S ROAD, GLENROTHES, FIFE, KY7 6RU

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LOCATION

Glenrothes is Fife's third largest town with a population approaching 40,000 persons and is located approximately equidistant to the cities of Edinburgh (32 miles) and Dundee (27 miles).

Glenrothes is a near neighbour to Kirkcaldy. The town is served with all essential transport, medical, educational and shopping facilities.

The Cadham Centre is a busy neighbourhood retail destination positioned off huntsman's road on the north side of the town centre.

Other occupiers include Co-op, Barnardos, Cadham Pharmacy, Janet Adamson Hair, Stanes Bar & Grill and Cadham Library and Community Centre.

DESCRIPTION

The subjects comprise a mid terraced ground floor retail unit forming part of the neighbourhood shopping parade

The accommodation comprises a large open plan retail area with rear storage and staff facilities..

TERMS

Our client is seeking rental offers in the region of £20,000 per annum for a negotiable period..

RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable value of £17,000.

VAT

Prices are quoted exclusive of VAT (if applicable).

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.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting agents.

ACCOMMODATION	SqM	SqFt
Retail Unit	122.92	1,323
TOTAL	122.92	1,323



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

Shepherd Chartered Surveyors 11 Weymssfield, Kirkcaldy, KY1 1XN

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