

# FOR SALE

## Established Butchers Business

Unit 15, Faraday Road & 4A Lyon Way, Kingdom Centre, Glenrothes, KY6 2RU/KY7 5NW



- **Excellent opportunity to acquire established butchery business**
- **Butcher shop located within popular Kingdom Shopping Centre and commercial unit at Fife Food and Business Centre for production.**
- **Offers for business and leasehold in the region of £225,000**
- **Accounts available to genuinely interested parties**

### VIEWING & FURTHER INFORMATION:

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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). Transport links are excellent with readily available access to the A92 and the M90 trunk road.

The factory subjects are located on the north side of Faraday Road within the Fife Food and Business Centre. The retail unit is located within the Kingdom Shopping Centre, a primary retailing outlet within Glenrothes. Nearby occupiers include Boots, M&Co, Barrhead Travel.



### DESCRIPTION

The factory subjects comprise a terraced single storey, steel portal frame unit with composite panelling and pitched and clad roof. Internally is fitted out with concrete flooring, suspended tile ceiling, and plastic lined walls with fluorescent lighting.

The retail property comprises a ground floor unit of brick construction with harled finish within a shopping centre. Internally, they comprise concrete flooring with part vinyl overlay, suspended tile ceiling, plastic clad walls and served with fluorescent lighting.

### ACCOMMODATION

| Site            | Area (Sq M) | Area (Sq Ft) |
|-----------------|-------------|--------------|
| Factory (Gross) | 224.02      | 2,411        |
| Retail (Net)    | 95.88       | 1,032        |

### LEASE INFORMATION

Our client holds both properties by way of a lease agreement with the possibility to extend the current agreements.

Factory: Rent - £8,400 p.a.  
Expiry - 23<sup>rd</sup> Feb 2021

Retail: Rent - £29,000 p.a.  
Expiry - 9<sup>th</sup> Dec 2021

### BUSINESS

Operational since 2006 and employing a total of 22 people. The retail shop offers a mixture of counters including cold meats, hot food, cold drinks, and meat; and has a refrigerated window display used for seasonal displays.

Factory layout has been set out on advice of Fife Council's Environmental Department. All equipment was installed as new.

Accounts will be made available to all genuinely interested parties.

### RATEABLE VALUE

The factory subjects are entered in the current Valuation Roll at a Rateable Value of £6,700.

The retail subjects are entered in the current Valuation Roll at a Rateable Value of £14,800.

Both properties therefore have the ability to qualify for 100% rates relief.

### VAT

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

### TERMS

Our client is seeking offers in the region of £225,000 for the business, fixtures and fittings and leasehold interest.

### 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

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

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