



## INDUSTRIAL / WORKSHOP

- > NUMBER OF WORKSHOP  
PREMISES AVAILABLE
- > 100% RATES FREE
- > VARIOUS SIZES - RANGING  
FROM: 80 SQ.M. (864 SQ.FT)  
TO 505 SQ.M. (5,450 SQ.FT).
- > ASKING PRICES START FROM  
£32,500

FOR SALE

## WHITEHILL INDUSTRIAL ESTATE, GLENROTHES

**CONTACT:** Jonathan Reid – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) – Tel: (01592) 205442 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

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

Whitehill Industrial Estate is one of the principal commercial districts within Glenrothes. The estate is accessed via the B921 dual carriageway connecting directly to the A92 at the Bankhead roundabout.

## DESCRIPTION

The units comprises a mixture of workshops throughout the estate. The main walls are of brick construction harled externally and with corrugated sheet asbestos roof over.

There is yard space to the front elevation of the majority of the units.

## RATEABLE VALUE

All available units qualify for 100% rates relief.

## VAT

Will be payable on the purchase price.

## EPC

Available on request.

## TERMS

Our client is seeking offers for the long leasehold interest of each individual unit. The properties are being sold on this basis to allow for management of mutual areas with each unit owner being responsible for a sum of £100 p.a.

The units are being offered for sale with vacant possession although there are units with tenants currently in occupation and paying rent. It will be the responsibility of the purchaser to agree formal lease terms with the current owners.

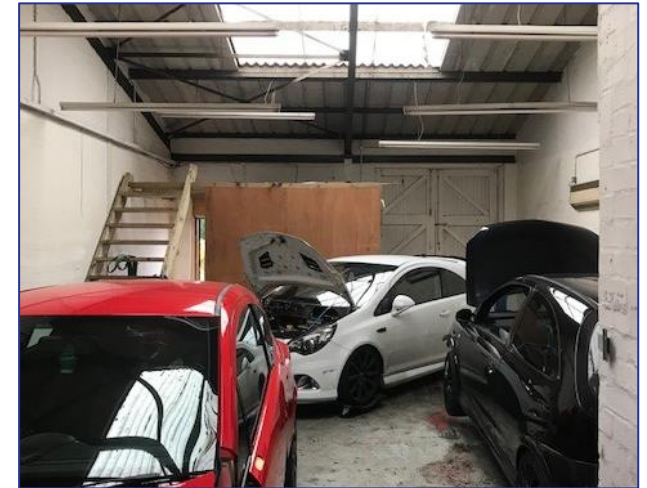
Please see asking prices stated below.

## VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agent.

## 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.



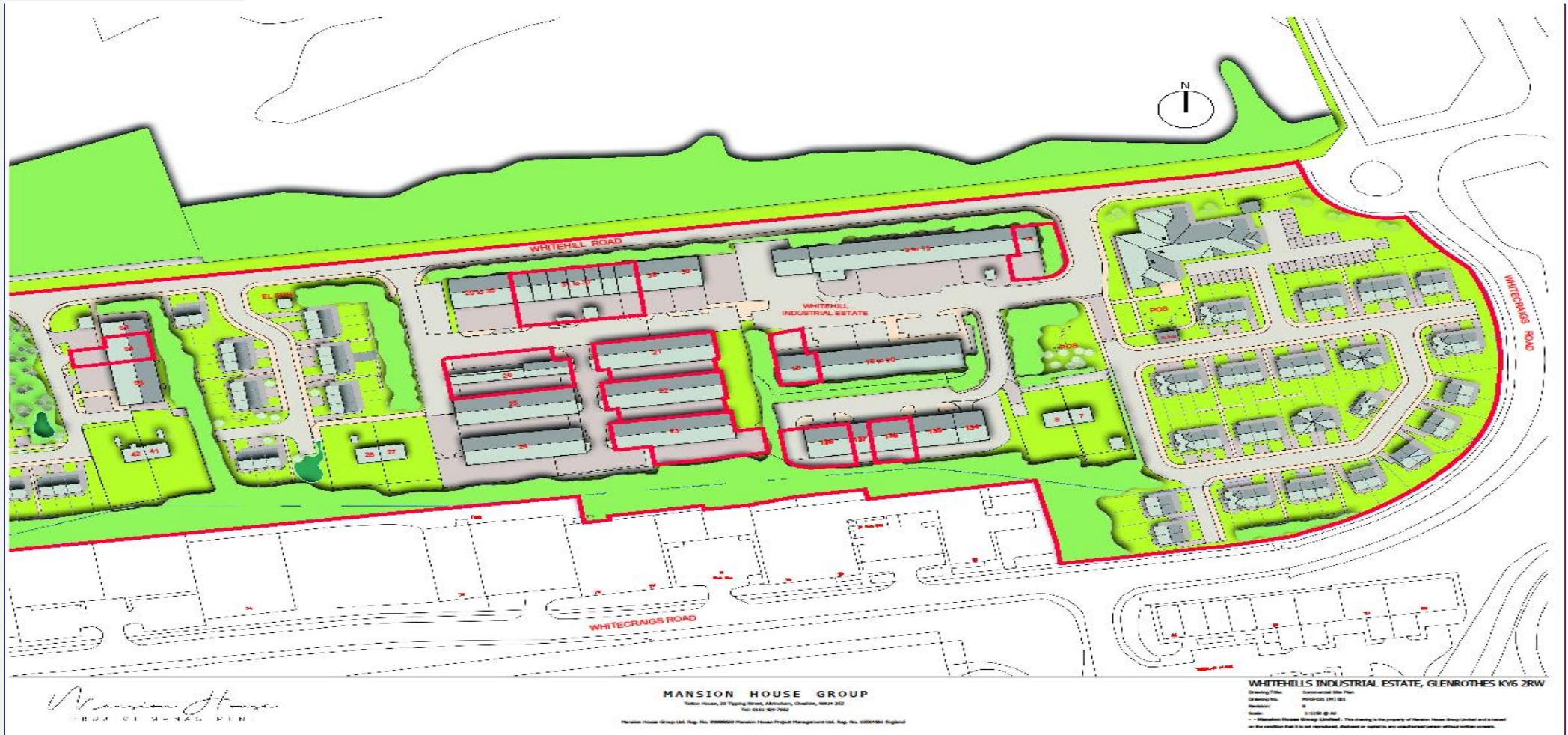


VACANT UNITS	ASKING PRICE	SQ M	SQ FT	RATEABLE VALUE
14	£37,500	91	982	£2,600
21	£60,000	505	5,450	£10,300
22	£60,000	505	5,450	£9,500
23	£60,000	505	5,450	£10,200
26	£37,500	227	2,445	£5,600
32 - 35	£130,000	367	3,951	£10,500
136	£32,500	80	864	£2,750



OCCUPIED UNITS	ASKING PRICE	SQ M	SQ FT	RATEABLE VALUE	OCCUPIED BY
36	£37,500	90	975	£2,800	IPF POWDER COATERS AT £3,650 + VAT PER ANNUM
37	£37,500	90	975	£2,800	GLENROTHES MOTOR SERVICES AT £3,100 + VAT PER ANNUM
138	£80,000	208	2,239	£8,700	S9FIFTY AT £8,000 + VAT PER ANNUM





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

**Shepherd Chartered Surveyors** 11 Wemyssfield, Kircaldy, KY1 1XN T: (01592) 205442  
Jonathan Reid – j.reid@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. **NOVEMBER 2020**

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