

# TO LET

## Retail Premises



**10 Cadham Centre, Huntsman's Road, Glenrothes, Fife, KY7 6RU**



- Retail premises within busy neighbourhood centre.
- Net area 56.84 sq.m. (612 sq.ft.) or thereby.
- 100% rates relief
- Rent - £12,500 per annum.

### 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).

Glenrothes is a former new town situated in the heart of Fife and is the administrative capital of Fife containing both Fife Council and Fife Constabulary Headquarters. It is a major industrial centre and the economy is largely reliant on light industry and local government jobs.

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, McColls, Carlton Bakeries, Barnardos, St Clair Vets, 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.

### ACCOMMODATION

We calculate the net floor area extends to 56.84 sq.m. (612 sq.ft) or thereby.

### TERMS

Our client is seeking rental offers in the region of £12,500 per annum for a negotiable period.

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#### RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of £9,100.

The unified business rate for the 2018/2019 financial year is 48p.

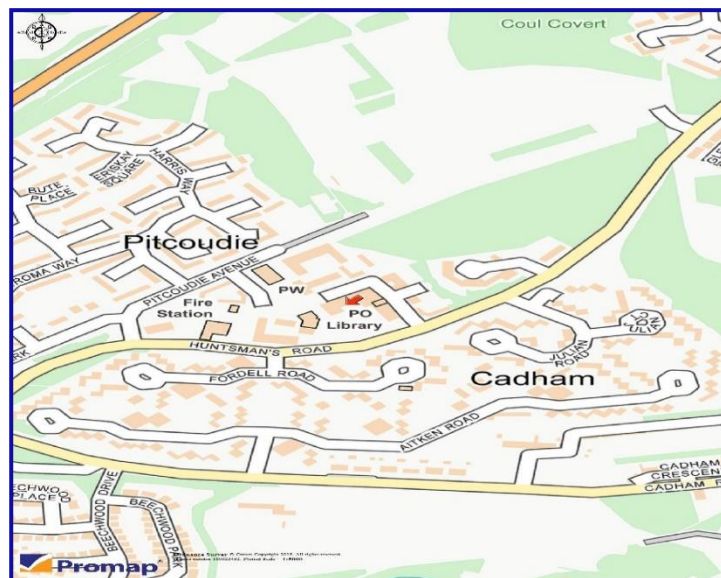
The property therefore benefits from 100% rates relief.

#### 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 on 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

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

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