

TO LET / FOR SALE

2 Glenwood Centre GLENROTHES KY6 1PA

crichtonproperty
consultancy

Chartered Surveyors & Commercial Property Consultants

Hot Food Consent Granted

LOCATION

The property lies on the north side of South Parks Road, a busy main road through the west central part of Glenrothes, the third largest settlement within Fife with a population of around 28,750. The surrounding areas are predominately residential and is well served by frequent bus service on south Parks Road adjacent to this site.

The property is approximately ½ a mile from the retail and commercial town centre and is easily accessible from the A911 and B969 arterial roads.

DESCRIPTION

The subjects comprise a single storey brick building under a flat roof and enjoys the benefit of rear loading access. Car parking is available to the front of the subjects.

ACCOMMODATION

We estimate the property has the following approximate areas and dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Frontage	6.21 m	20 ft 5in
Depth	15.28 m	50 ft 2in
Total Net Area	89.65 m ²	965 ft ²
Toilet accommodation is provided within the subjects.		

LEASE

Our clients propose to offer the subjects on a full repairing and insuring lease for a negotiable term with periodic rent reviews.

RENT / PRICE

Rental offers in the region of £7,500 per annum are being invited.

Offers in excess of £60,000 are being invited for our client's feuhold interest with vacant possession.

EPC

EPC rating = G.

A copy of the EPC and Recommendation Report can be provided upon request.



RATES

We understand from our enquiries of the Scottish Assessors website that the premises have a rateable value of:-

RATEABLE VALUE	£7,200
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CPC gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

LEGAL COSTS

In the event of a lease, each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for any stamp duty, registration dues, VAT and Land & Buildings Transaction Tax (LBTT) incurred thereon.

VAT

All prices, rents and premiums quoted are exclusive of VAT at current rate.

VIEWING

All arrangements to view the premises are **STRICTLY** by prior arrangement.

Contact:

Tel:

Mobile:

Email:

Web:

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Published: May 2018

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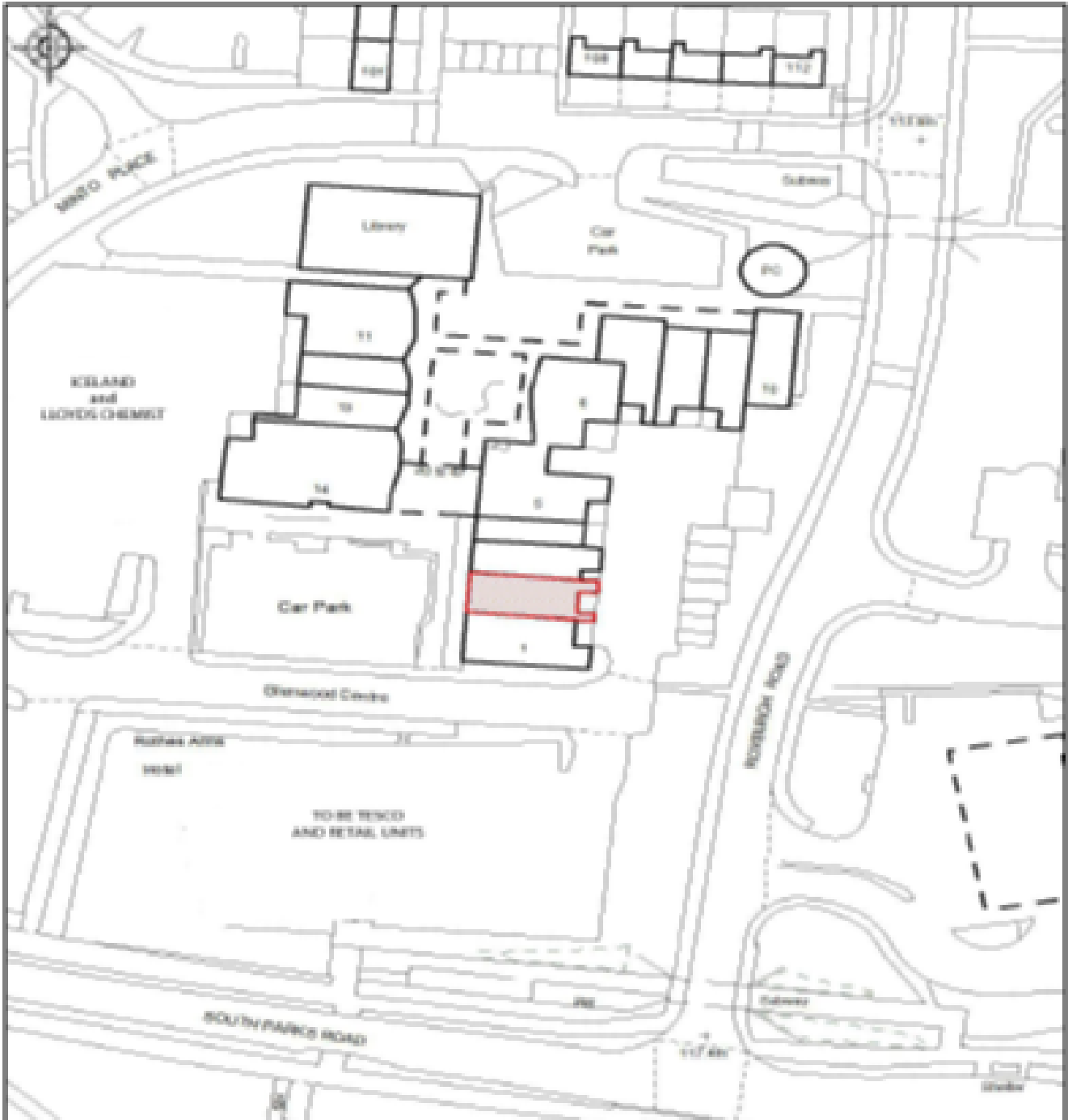
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Misrepresentation Act 1967

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