LOCATION
Glenrothes is one of the original new towns located in Fife, lying approximately 30 miles north of Edinburgh and 20 miles south of Dundee. The town has a resident population in the region of 40,000 and a catchment within 20 miles of over 300,000 persons.

“The Henge” lies in a very prominent position between The Kingdom Town Centre and North Street as shown on the aerial plan. The development will be anchored by an 11,000 sq.ft. (trading) Marks & Spencer Simply Food.

Unit 2 - let to KFC
Unit 3 - let to Tony Macaroni
Unit 5 - to be Food Warehouse

DESCRIPTION - UNIT 4
The unit extends to the following approximate area and dimensions:

<table>
<thead>
<tr>
<th>ACCOMMODATION</th>
<th>METRIC</th>
<th>IMPERIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage</td>
<td>6.00 m</td>
<td>19ft 6ins</td>
</tr>
<tr>
<td>Built Depth</td>
<td>28.80 m</td>
<td>94ft 4ins</td>
</tr>
<tr>
<td>Total Gross Area</td>
<td>172.98 sq m</td>
<td>1,862 sq ft</td>
</tr>
</tbody>
</table>

There will be rear service access

PLANNING
There is a deemed Class 3 restaurant consent in place for Unit 4 which will also enjoy a west facing outdoor seating area.

SPECIFICATION
The unit will be finished to developer’s shell specification. Details on request.

LEASE
The subjects are being offered on a new 20 year Full Repairing & Insuring lease incorporating 5 yearly rent reviews.

SERVICE CHARGE
The budget service charge for the common areas will be for the then financial year approximately £1.30 per sq.ft.

COMPLETION
It is anticipated that the development will be completed and ready for tenant’s occupation in July 2018.
LEGAL COSTS
Each party will be responsible for their own legal costs incurred in the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

RENT
Offers in the region of £47,500 per annum.

RATING
The units are yet to be assessed.

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

VIEWING
All arrangements to view are strictly by prior arrangement.

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Web www.crichtonpropertyconsultancy.co.uk

Details updated June 2018