

TO LET UNIT 6 PEPLAE DRIVE GLENROTHES KY7 6FP

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consultancy

Chartered Surveyors & Commercial Property Consultants

LOCATION

Glenrothes is one of the first new towns built in the late 1960's and lies in Central Fife with a population of circa 40,000 people. It is the administrative capital of the region.

SITUATION

The subjects lie adjacent to an established range of 5 commercial units within a densely populated residential area to the North of the Town Centre.

Other traders include Martin McColl's, hairdresser, nail bar and two fast food outlets.

DESCRIPTION / ACCOMMODATION

The premises will comprise a new single storey ground floor unit extending to approximately 1250 sqft (116.12 sqm).

Car parking is available to the front of the unit which will also enjoy rear loading.

RENTAL

Offers in the region of £17,500 per annum excl VAT are invited.

LEASE TERMS

The subjects will be finished to a standard Developers shell, and will be available on a new FRI lease.

EPC

A full EPC report will be available.

RATES

The incoming tenant will be responsible for a pro-rata share of rates generated via its occupation.

LEGAL COSTS

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 and Land & Buildings Transaction Tax (LBTT) incurred thereon.



ON THE INSTRUCTIONS OF



VAT

The rent quoted is exclusive of VAT at current rate.

Completion

The building will be completed in 2019 to a standard developers specification on a timescale to be agreed.

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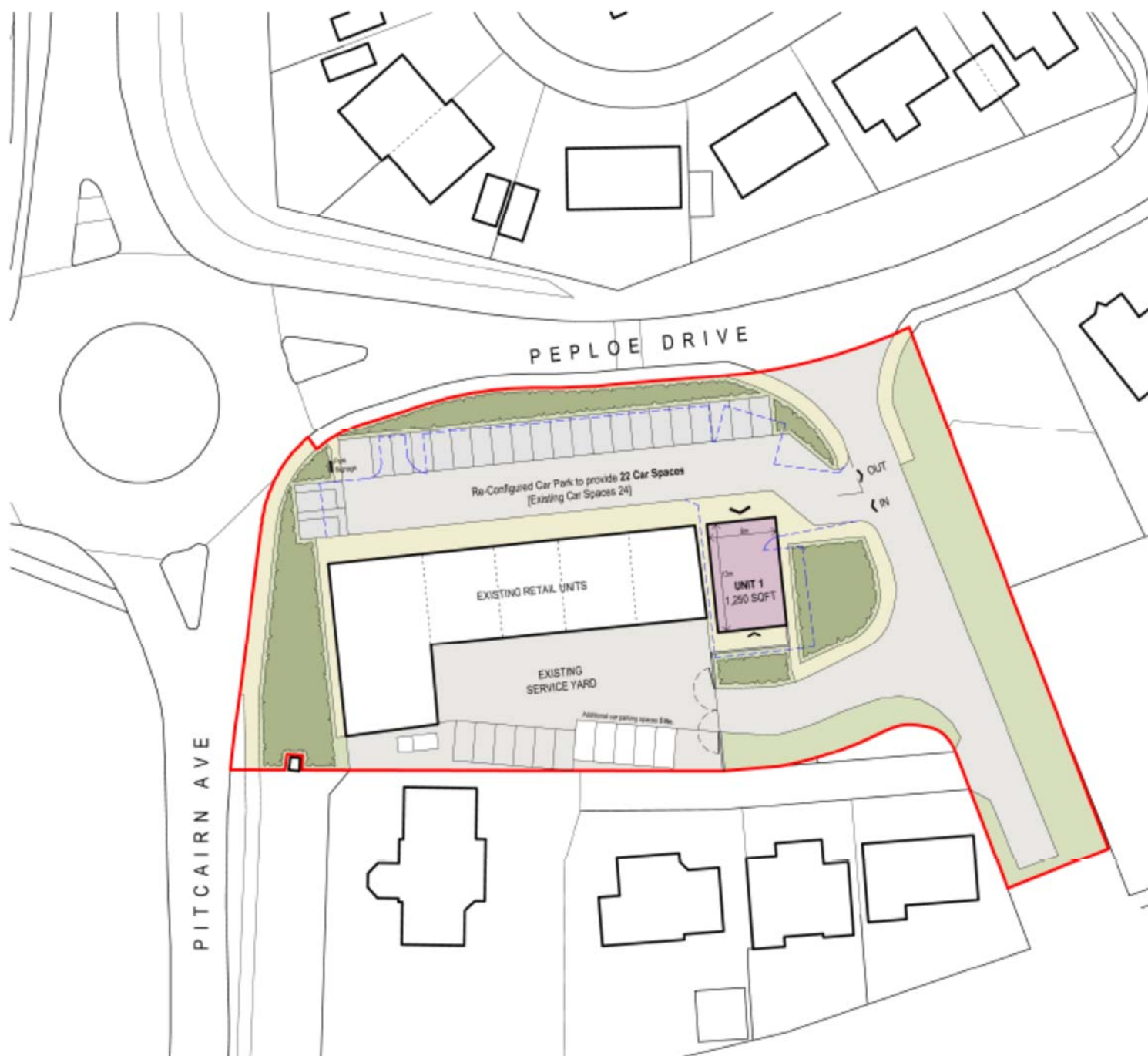
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