



TO LET

BEAUTY SALON/RETAIL PREMISES

**9 CULZEAN PLACE,
GLENROTHES KY7 4RX**

- Excellent quality fully fitted salon
- Suitable for a variety of uses
- Extends to 112.48 Sq m (1,209.46 sq ft)
- On-site parking available

LOCATION:

Glenrothes is a former New Town and is one of Fife's principal centres of population, occupying a central location within the region and having a resident population of approximately 40,000. The property is within a short drive from the Bankhead roundabout, which provides direct access to the main A92 and in turn, the M90 providing connectivity to Edinburgh, Dunfermline, Kirkcaldy, St Andrews and Dundee.

The subjects comprise a prominent corner unit facing the Glamis Shopping Centre and car park, a short drive from the Kingdom Shopping Centre and leisure centre.

The location of the property is shown on the undernoted plan.

DESCRIPTION:

The subjects comprise a ground floor retail unit of traditional brick construction with a pitched, tiled roof. The property benefits from a large display window facing on to the car park at the Glamis Centre. There is a large free public car park on site with further parking to the rear.

Internally the property is fully fitted as a beauticians with four private treatment rooms with sinks and storage facilities, customer toilet, front reception/ waiting area, pedicure station and a large open plan area to the rear of the property. There are staff kitchen and WC facilities to the rear. The property is in an immaculate walk-in condition.

ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and the following area has been calculated:

112.48 sq m (1,209.46 Sq Ft)

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects have a Rateable Value of £14,622 per annum. Further information on rates payments is available at www.saa.gov.uk.

LEASE TERMS:

The subjects are available on a new full repairing and insuring lease for a period to be agreed at a rental of £14,000 per annum exclusive of VAT.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

VAT:

VAT will be chargeable on the rent.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP,
27 Canmore Street,
Dunfermline,
Fife,
KY12 7NU

Tel: 01383 604 100 (Agency Department)

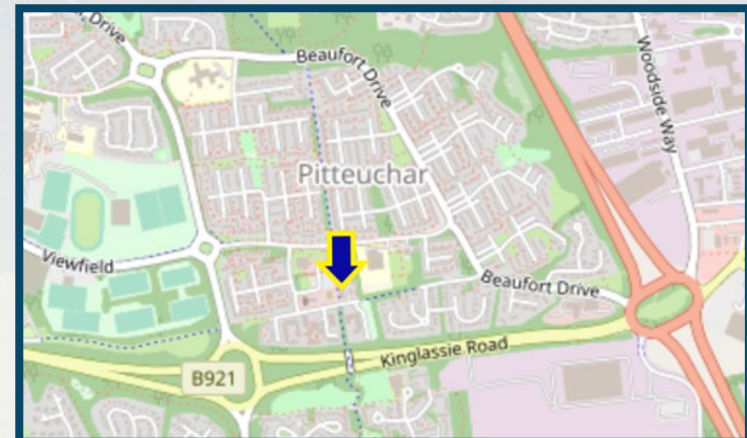
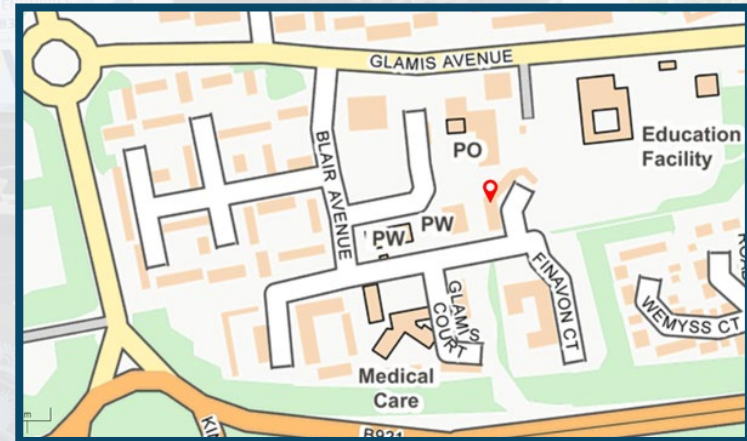
EMAIL: lois.paterson@dmhall.co.uk,
fifeagency@dmhall.co.uk

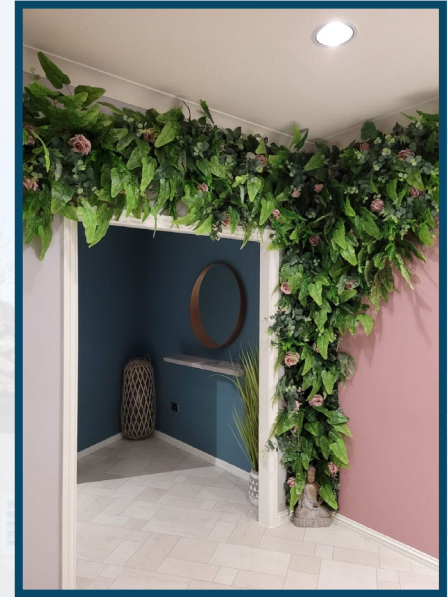
VIEWING:

Strictly by arrangement with the agents.

Ref: ESA3026

Date of publication: May 2023





Premier
 Off License
 Groceries
 Chilled Drinks
 Frozen Foods
 Infectionery

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers to tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warrant whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.