

## RETAIL UNIT

- > NIA: 90 SQ. M (982 SQ. FT)
- > CITY CENTRE LOCATION
- > ADJACENT CAR PARKING
- > CLOSE TO MAIN TRUNK ROADS
- > RENT: £15,000 PER ANNUM



TO LET

**UNIT 4, NEWBRIDGE RETAIL PARK, GLENROTHES, KY6 1PB**

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**LOCATION**

Glenrothes is Fife’s third largest town with a population approaching 40,000 persons within a high catchment area located approximately equidistance to the cities of Edinburgh (32 miles) and Dundee (27 miles). Newbridge Retail Park is situated on the north side of South Parks Road, a busy main road through the west of central Glenrothes.

The subjects sit approximately half a mile from Glenrothes town centre and is easily accessible from the main arterial roads and frequent bus services. The surrounding area is predominately residential with Glenwood High School, Glenrothes High School and numerous primary schools within walking distance. Nearby occupiers include Barnardos, Papa Johns, Tesco Express, McColl’s, Domino’s Pizza and Shell Petrol Station.

**DESCRIPTION**

The subject property is arranged over ground floor level, comprising the following approximate net internal area:

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	94.94	1,022
<b>TOTAL</b>	94.94	1,022



**EPC/PLANNING**

The premises benefit from Class 1A consent

An EPC rating is available on request

**TERMS**

Our client is seeking rental offers of £15,000 per annum on a new FRI lease basis.

**SERVICE CHARGE**

The estimated service charge for the current financial year is £4,838.66 Per Annum

**RATEABLE VALUE**

The subjects have been accessed for rating purposes and have been accessed in the valuation roll at:

Rateable Value - £18,500

The unified business rate for 2023/2024 is 49.8p

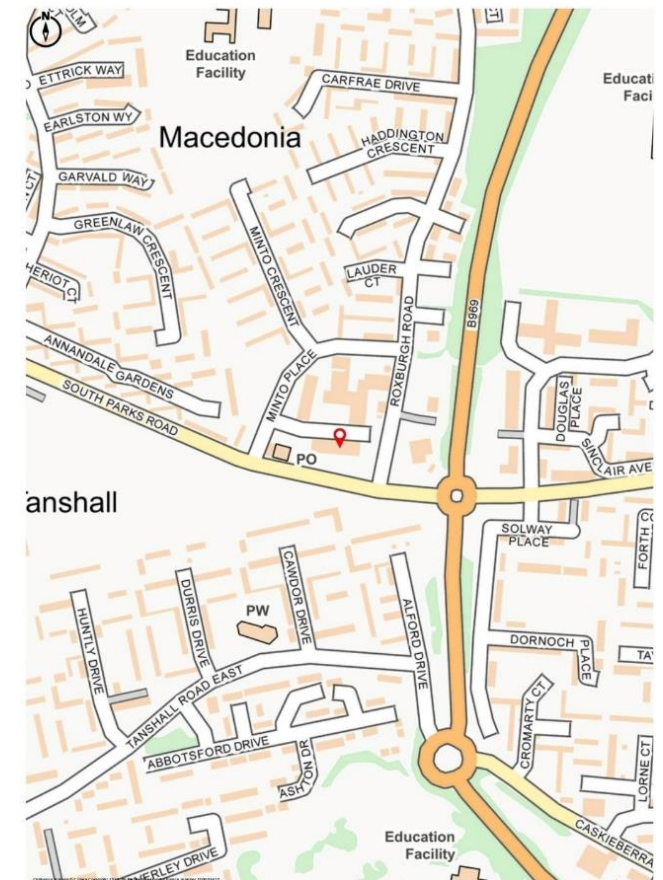
The rates payable for this property are £9,213 Per Annum

**LEGAL COSTS**

Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

**MONEY LAUNDERING**

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also and 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.



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

**Shepherd Chartered Surveyors** 13 Albert Square, Dundee, DD1 1XA – 01382 878005

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