

TO LET

**Office/Retail premises
within busy
neighbourhood centre.**

Net Area – 67 sq. m. (720 sq. ft.)

Asking rent - £15,000 per annum.

Suitable for a variety of uses.

100 rates relief available.



VIDEO TOUR



WHAT 3 WORDS

UNIT 2, CADHAM CENTRE, HUNTSMAN'S ROAD, GLENROTHES, FIFE, KY7 6R

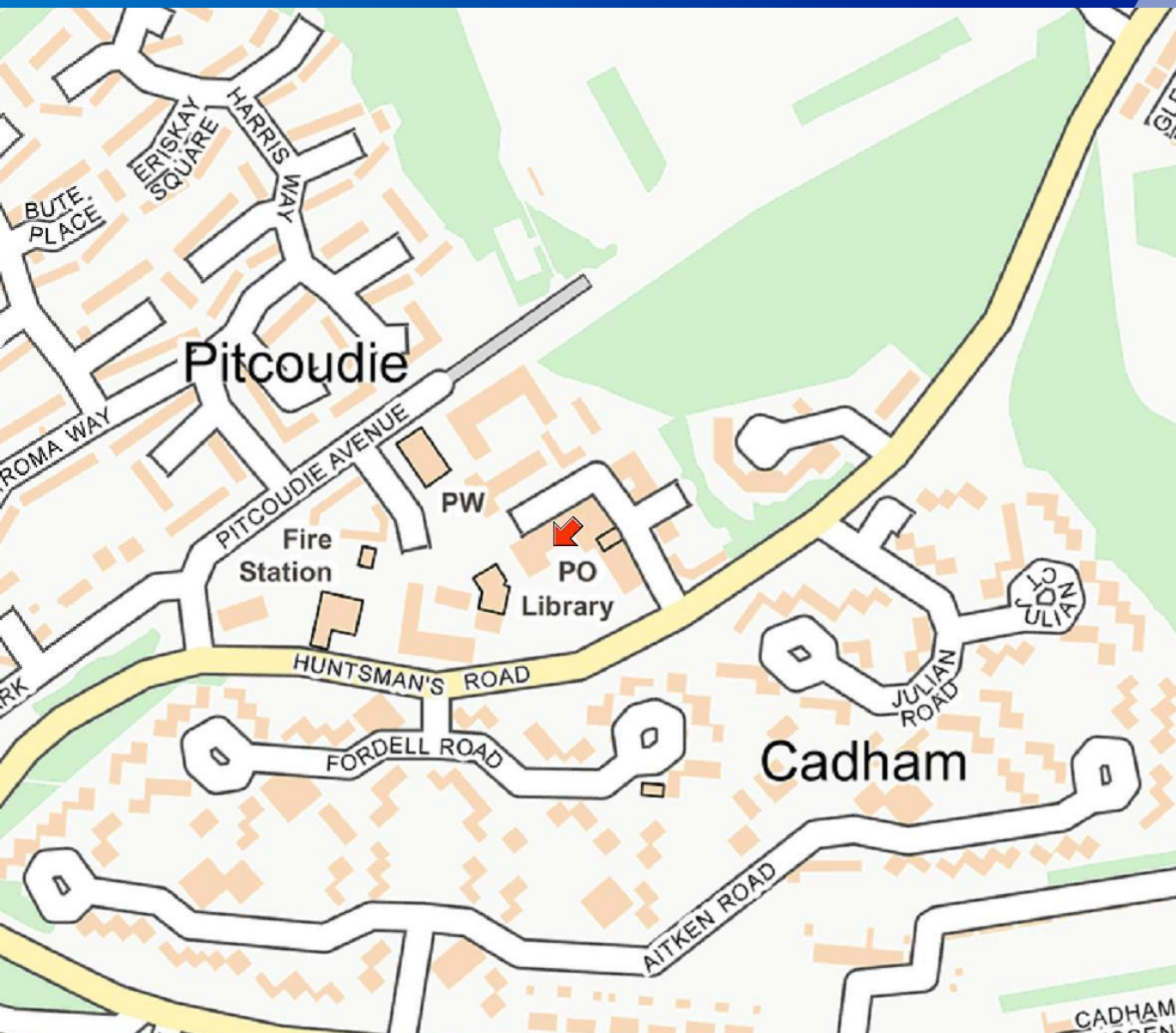
CONTACT: Jonathan Reid – j.reid@shepherd.co.uk | 01592 205442 shepherd.co.uk





Location

UNIT 2, CADHAM CENTRE, HUNTSMAN'S ROAD, GLENROTHES, FIFE, KY7 6RU



Glenrothes is Fife's third largest town with a population approaching 40,000 persons and is located approximately equidistant to the cities of Edinburgh (32 miles) and Dundee (27 miles).

Glenrothes is a near neighbour to Kirkcaldy. The town is served with all essential transport, medical, educational and shopping facilities.

The Cadham Centre is a busy neighbourhood retail destination positioned off Huntsman's Road on the north side of the town centre.

Other occupiers include Co-op, Cadham Pharmacy, and Cadham Library and Community Centre.

Description

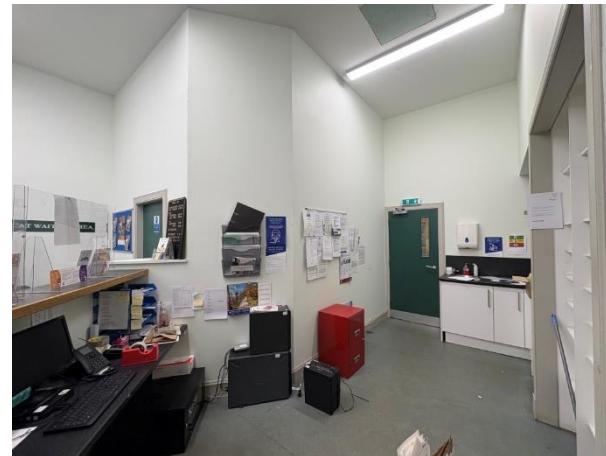


FIND ON GOOGLE MAPS



Description

UNIT 2, CADHAM CENTRE, HUNTSMAN'S ROAD, GLENROTHES, FIFE, KY7 6RU



Description

The subjects comprise an office/retail unit forming part of a fully let neighbourhood parade.

They would suit a variety of uses.

Accommodation

	m ²	ft ²
Retail Unit	67	720
TOTAL	67	720

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





Terms

Our client is seeking rental offers in the region of £15,000 per annum for a negotiable period.

Rateable Value

The subjects have been assessed for rating purposes at a Rateable value of £11,500.

Energy Performance Certificate

Awaiting details

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party will to bear their own legal costs in connection with the letting of the property.

Get in Touch

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



Jonathan Reid

j.reid@shepherd.co.uk

Shepherd Chartered Surveyors

11 Wemyssfield, Kirkcaldy, KY1 1XN

t: 01592 205442



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on 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.

shepherd.co.uk