

ON THE INSTRUCTIONS OF
LADBROKES CORAL
GROUP

RETAIL UNIT TO LET



**10 CADHAM CENTRE
HUNTSMAN'S ROAD, GLENROTHES
KY7 6RU**



LOCATION

Glenrothes is located in central Fife, approximately 30 miles north of Edinburgh and 20 miles south of Dundee, having a resident population of some 40,000 people and a significant catchment of over 250,000 within 20km.

The town is the administrative centre for Fife and is the home to major employers including Fife Council and the Police Headquarters.

The Cadham Neighbourhood Centre is situated off Huntsman's Road on the north side of the town centre accessed via the A92 and serves the immediate residential areas of Cadham & Balbirnie.

Other occupiers represented include Co-Op Food, McColl's, Carlton Bakers, Barnardos, St Clair Vets, Cadham Pharmacy, Janet Adamson Hair, Stanes Bar & Grill and Cadham Library & Community Centre.

DESCRIPTION/ACCOMMODATION

The subjects comprise a ground floor lock-up retail unit, forming part of a purpose built neighbourhood shopping parade. The premises provide the following approximate areas:-

GROUND FLOOR	62.52 SQM	673 SQFT
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LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 27th November 2023.

Our clients will consider either an assignation of their existing lease or a sub-lease for a term to be agreed.

RENT

£10,000 per annum, exclusive of VAT & rates.

RATES

We understand the subjects are currently entered on the Scottish Assessors Association Portal, as follows:-

Rateable Value - £9,100 [01/04/17].

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - [Copy available on request].

USE

We understand that the property currently benefits from Class 1 & 2 planning consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



0131 243 7288
www.jhcampbell.net

Contact: Jack Campbell
e: jack@jhcampbell.net
m: 07801 852225

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