

ON THE INSTRUCTIONS OF

LCP

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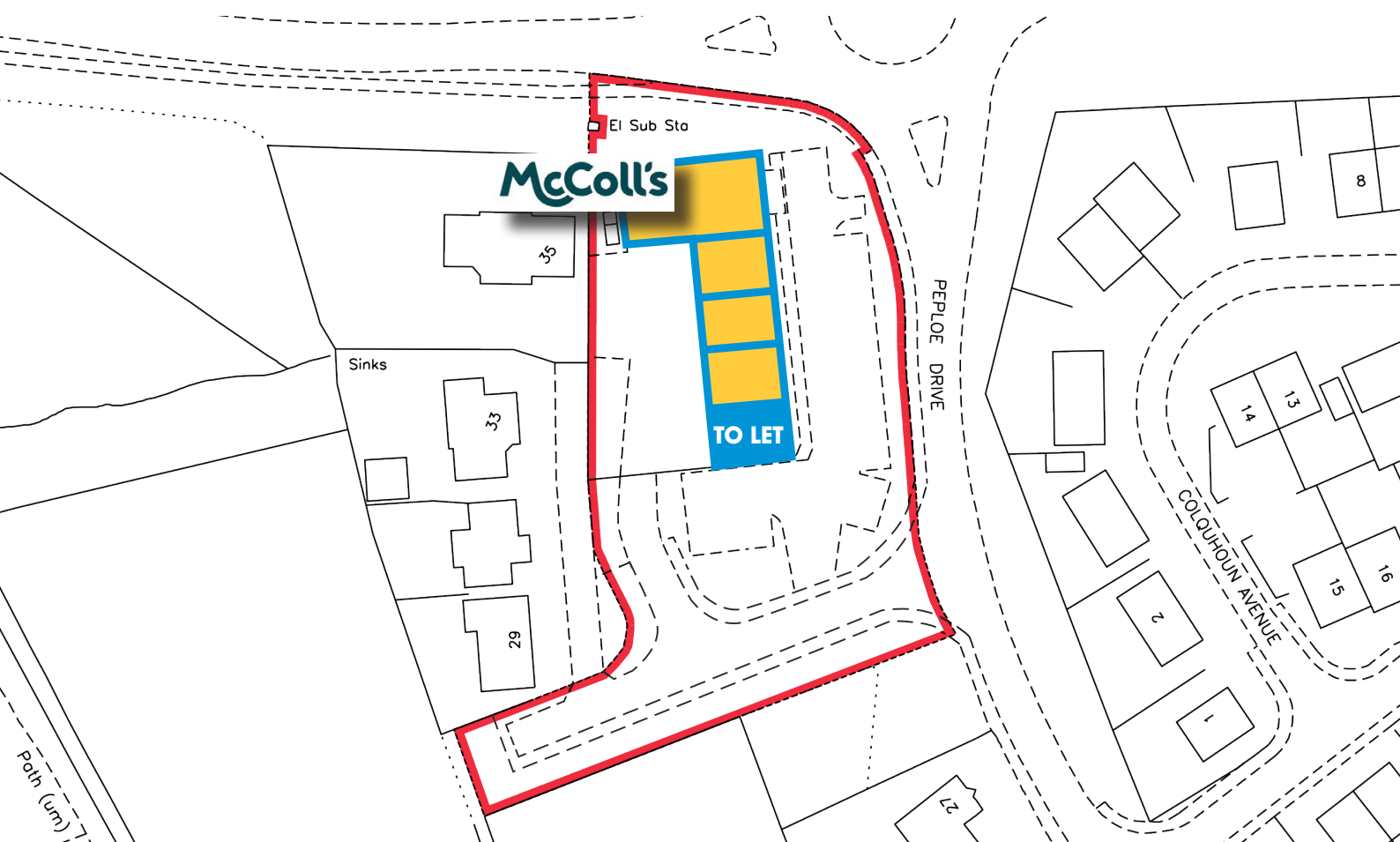
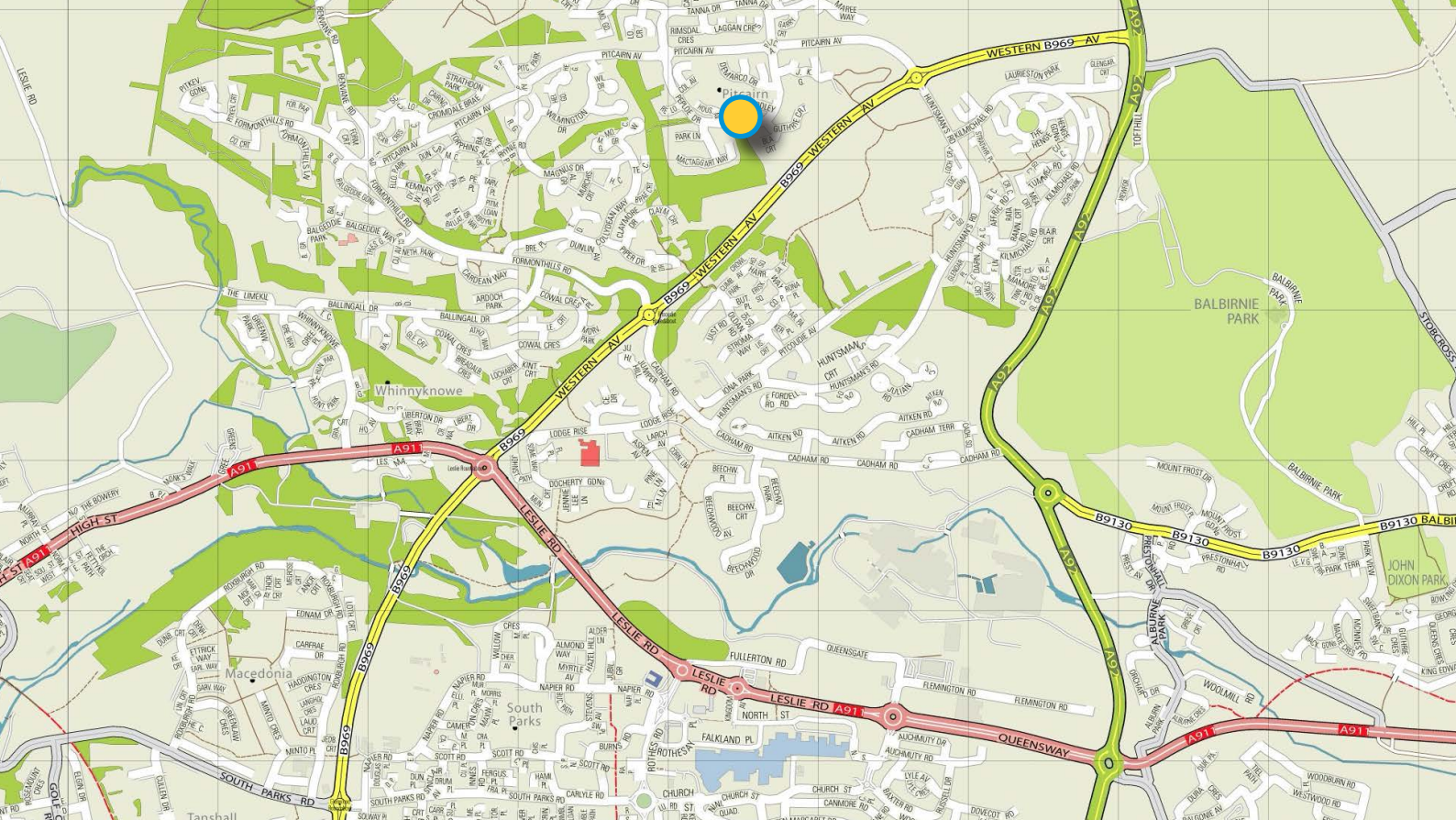
RETAIL UNIT TO LET

37 PEPLOE DRIVE, GLENROTHES KY7 6FP



- WELL ESTABLISHED NEIGHBOURHOOD SHOPPING PARADE
- BENEFITS FROM A HIGHLY VISIBLE ROADSIDE POSITION
- LOCATED IN POPULAR RESIDENTIAL AREA ON THE NORTHERN EDGE OF THE TOWN
- CLASS 1 & 2 PLANNING CONSENT
- ON SITE CUSTOMER CAR PARKING
- ANCHORED BY MCCOLL'S CONVENIENCE STORE
- SIGNIFICANT LANDLORDS IMPROVEMENTS DUE TO BE UNDERTAKEN ON THE COMMON AREAS

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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 subjects are situated on the west side of Peplow Drive at its junction with Pitcairn Avenue, in a popular residential area, approximately 3 miles north of the town centre and only a short distance west of the A.92.

Occupiers represented include McColl's Convenience Store, Neighbour's Kitchen Chinese, Danni's Fish & Chips, Lindsay & Gilmour Pharmacy [due to open soon].



DESCRIPTION/ACCOMMODATION

The subjects comprise a ground floor lock-up retail unit, forming part of a purpose built neighbourhood shopping parade, with customer car parking & rear servicing yard. The premises provide the following approximate areas:-

Ground Floor	78.96 sq m	850 sq ft
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[Note – the unit is still fitted out to a high standard in it's former use as a Beauty Salon and may therefore suit interested parties from this sector]

LEASE TERMS

The premises are available on the basis of a new full repairing & insuring lease for a negotiable term.

RENT

Rental offers in excess of £14,500 per annum are invited, exclusive of rates.

RATES

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

Rateable Value: **£10,300** [01/04/17]

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – E [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 & VAT applicable.

ENQUIRIES

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



Contact: Jack Campbell
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