

TO LET - RETAIL UNIT



**UNITS 1 & 2, THE
COACHWORKS,
WOODSIDE ROAD,
GLENROTHES, KY7 4AB**

- **GOOD QUALITY
RETAIL UNIT**
- **219.74 SQ M (2,365
SQ FT)**
- **DOUBLE DISPLAY
FRONTAGE**
- **CAR PARKING**



ara

Andrew Reilly Associates

0131 229 9885

Location

Glenrothes, a town of c.50,000 residents, is located approximately 22 miles to the south of Dundee and 15 miles east of Dunfermline, and benefits from excellent communication links. Woodside Road is an arterial route between Woodside/Eastfield Industrial Estate and the town centre

The Coachworks is a development of commercial and retail units located on the south side of Woodside Road at its junction with Poplar Road and benefits from high levels of passing traffic.

It forms part of a neighbourhood centre providing a mix of retail and leisure outlets with adjacent occupiers including Salon 9, Harper Maddison Baby Boutique, Leona's Home From Home and Tonik fitness studio, creating a vibrant environment with high foot fall.

Description

The property forms one end of a parade of retail units and provides double display frontage to Woodside Way, with pedestrian access from the communal car park. The property also benefits from security shutters.

Internally, the unit is fitted out with a large retail area to the front, together with office/stores and kitchen/staff areas to the rear. Suspended ceilings and walls are of plaster and painted finish with flooring incorporating a combination of carpet tiles and vinyl covering.

Accommodation

The accommodation been measured in line with RICS Property Measurement (6th Edition) and the gross internal area can be stated as follows:

Commercial 219.74 sq m 2,365 sq ft



Terms

The unit is available to let on a full repairing basis for a term to be agreed. Further details are available on application to the sole letting agents.

Rateable Value

The unit is currently listed in the Valuation Roll with a rateable value of £20,800

VAT

The property is elected for VAT and as such will be applicable at the prevailing rate.

Energy Performance Certificate

The units will be assessed on completion and a copy of the Energy Performance Certificate can be provided on request.

Legal Costs

Each party will be responsible for the own legal costs in dealing with the transaction however in the purchaser will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.

Anti-Money Laundering

In order to comply with our obligations under anti-money laundering regulations we are required to undertake due diligence on prospective tenants which will include, but may not be limited to, proofs of identity, address and source of funding.

Viewing & Further Information

Please contact sole letting agents:

Louise Reilly
T: 07856 413476
E: l.reilly@andrewreillyassociates.co.uk

Howard Brooke
T: 07973 540528
E: h.brooke@andrewreillyassociates.co.uk



ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.