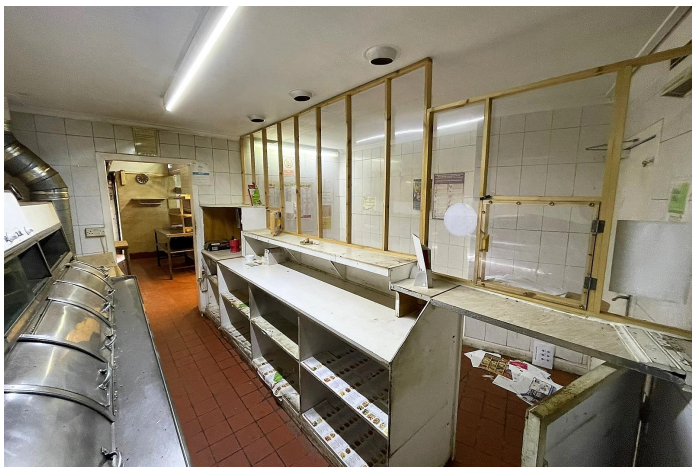




ime Property Agents
Ltd

12 Home Street
Edinburgh

To Let

£9,600 Per Annum

5 Bishops Court, Kennoway KY8 5LA

Class 3

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Location

The kennoway is located approximately 4 miles East of Glenrothes. A desirable area for residential living with a busy business and retail presence in the immediate area. Kennoway is a large village near the seaside town of Methill with off-shoots including Buckhaven, Innerleven and Leven too.

The property lies close to New Road (A916) and Leven Road and next to Jordan Lane. The area is well-served by public transport with regular bus routes to Glenrothes and surrounding areas.

Description

The Situated over ground level of a traditional brick built three storey building with residential dwellings above beneath a pitched tiled roof. The unit is part of a busy parade of shops including the CO-OP and a Lloyd's Pharmacy.

The layout internally that suits the takeaway industry. The front shop area is the serving area with separate waiting /ordering area upon entry with a chip shop style fryer/counter dividing the public from the rest of the space. The middle section is preparation area and a further cooking space with class 3 extraction hood.

The WC and further storage areas are to the rear which has a back door that leads to a parking area for deliveries etc...

The shop would ideally suit a takeaway, pizza, kebabs, Chinese or Indian style takeaway or has the potential to do a dark kitchen style service or mixed cuisines.

Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area:

Total: 49sq. m (523sq. Ft)

Rent

A rent of £9,600 per annum is sought on full repairing and insuring terms.

EPC

The Energy Performance Certificate rating is C.

Utilities

The property is served by mains Gas, electricity and water.

Rent

A rent of £9,600 per annum is sought on full repairing and insuring terms.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk), the subjects have a rateable value is £3,600. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

Entry

Upon completion of a formal missive under Scots Law.

Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

Viewing and Further Information

By appointment through the sole letting agent, ime Property Agents Ltd.



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These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

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