

**TO LET**

## Hot Food Take-Away

Busy neighbourhood retail parade with Tesco, Coral and Barnardo's.

Net Area – 88.24 sq. m. ( 950 sq. ft.)

Ample car parking serving parade.

Fully fitted hot food unit.

Rent - £18,000 per annum.

Also suitable for retail uses.



VIDEO TOUR



WHAT 3 WORDS

**UNIT 2, NEWBRIDGE RETAIL PARK, GLENROTHES, KY6 1PB**

CONTACT: Jonathan Reid – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) - 01592 205442 [shepherd.co.uk](http://shepherd.co.uk)





# Location

UNIT 2, NEWBRIDGE RETAIL PARK, GLENROTHES, KY6 1PB



Glenrothes is Fife's third largest town with a population approaching 40,000 persons within a high catchment area located approximately equidistance to the cities of Edinburgh (32 miles) and Dundee (27 miles). Newbridge Retail Park is situated on the north side of South Parks Road, a busy main road through the west of central Glenrothes.

The subjects sit approximately half a mile from Glenrothes town centre and is easily accessible from the main arterial roads and frequent bus services. The surrounding area is predominately residential with Glenwood High School, Glenrothes High School and numerous primary schools within walking distance.

They are contained within a busy neighbourhood parade which includes the likes of Barnardo's, Papa Johns, Tesco Express, Coral..

## Description



FIND ON GOOGLE MAPS



# Description

UNIT 2, NEWBRIDGE RETAIL PARK, GLENROTHES, KY6 1PB



## Description

The subject property forms part of a neighbourhood parade and comprises a fully fitted hot food take-away located between Sun Shack and Barnardo's.

The accommodation is well presented and comprises a serving/customer area with large rear kitchen and storage areas.

The unit would of course ideally suit continuation of hot food use, however, alternative retail uses would also be suitable.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	88.24	950
<b>TOTAL</b>	<b>88.24</b>	<b>950</b>



## Energy Performance Certificate

An EPC rating is available upon request.

## Terms

Our client is seeking rental offers in the region of £18,000 per annum on a new FRI lease basis.

## Service Charge

There is annual service charge payable for the maintenance of the estate.

## Rateable Value

The subjects have been assessed for rating purposes at a Rateable value of £18,200.

## Legal Costs

Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.



## Get in Touch

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



**Jonathan Reid**

[j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)

## Shepherd Chartered Surveyors

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## 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.

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