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TO LET / FOR SALE

Retail

26 WOODSIDE WAY, GLENROTHES, KY7 5DF

Internally, the unit benefits from open planed sales area with storage space and staff welfare facilities to the rear

- Busy thoroughfare
- Residential area
- Rates exemption
- Rear service yard
- Free parking



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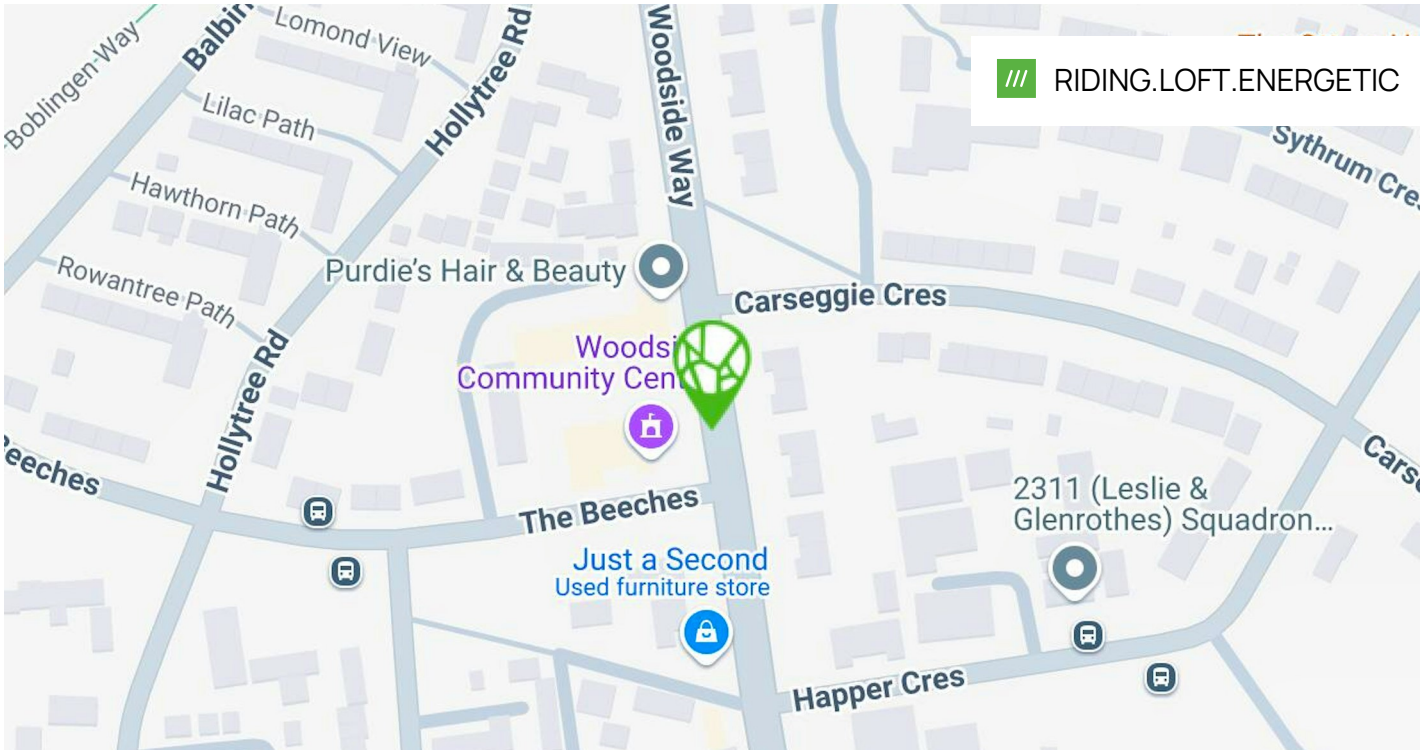
LOCATION

Glenrothes is a town situated in the heart of Fife, in east-central Scotland. The town lies approximately 5 miles north of Kirkcaldy and has an excellent communication system including main line railway stations at both Markinch and Thornton. The town also benefits from the A92 East Fife Regional road which provides a first class dual carriageway linking to central Scotland's motorway network.

The subjects are situated on the north side Woodside Way, Glenrothes. Woodside Way is situated within the catchment of Woodside in a highly populated residential area. Nearby occupiers include Barrie's Barbers, Woodside Community Centre and Easy Stop.

DESCRIPTION

The property comprises an end-terraced building of masonry construction, under a flat roof. The building is arranged over three floors, providing retail space on the ground floor and residential accommodation above. The property benefits from a glazed frontage and single access door to the front elevation. Internally, the unit benefits from open planed sales area with storage space and staff welfare facilities to the rear.





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Glam
Hair
Beauty





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ACCOMMODATION

The accommodation comprises the following areas:

NAME	SQ FT	SQ M
Ground	499	46.36
Total	499	46.36

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £6,750 per annum. Full quoting terms are available upon request. Alternatively, our clients' may consider selling their heritable interest and invite offers.

EPC

A copy of the Energy Performance Certificate (EPC) is available upon request.

PRICE

Offers in excess of £50,000

RATEABLE VALUE

£4,200 An occupier may be eligible for rates relief, subject to status.

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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