

OFFICE/DEVELOPMENT OPPORTUNITY

ara

Andrew Reilly Associates

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FOR SALE



8, 18 & 20 NORTH STREET, GLENROTHES, KY7 5NA

- 271.91 SQ M (2,927 SQ FT)
- EXCELLENT TOWN CENTRE LOCATION
- SUITABLE FOR CONVERSION TO ALTERNATE USE (STP)
- OFFERS OVER £220,000

Location

Located approximately 32 miles northeast of Edinburgh and 25 miles south of Dundee, Glenrothes is the administrative centre and one of the principal commercial locations within Fife. The town benefits from excellent transportation links via the A92 central Fife link road, connecting Dundee in the north with Dunfermline at the M90 in the southwest. Edinburgh airport is approximately 25 minutes drive away and mainline rail services are accessed at Markinch.

North Street is situated in Glenrothes town centre, providing the principal access to the Kingdom Centre shopping centre and linking Kingdom Avenue to the west with Church Street to the east.

The property is well located to take advantage of local amenities. In addition, to the Kingdom Centre, Glenrothes Bus Station, Morrison’s supermarket, Starbucks and Burger King are all situated nearby.

Description

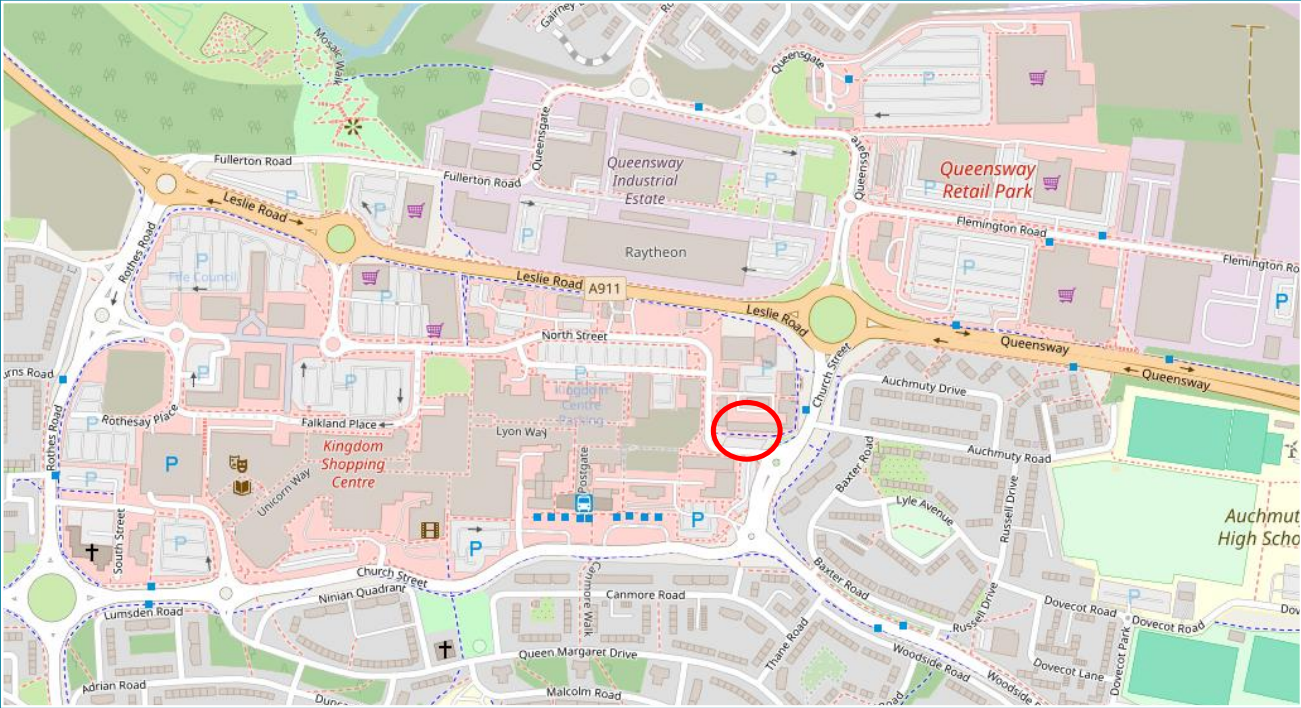
The office accommodation is arranged over the first floor of a two-storey terrace of brick/block construction, harled externally, under a flat roof. The ground floor provides a retail parade, with occupiers including solicitors, estate agents, grocery stores and hot food takeaways.

Formed from three former residential flats, the accommodation provides offices of varying sizes, from single occupier to 6-person spaces, together with reception, kitchen/tea prep areas, meeting rooms, storage and WCs in each section.

Three garages are situated at the rear of the property, providing secure car parking or additional storage facilities.

The offices have been created by connecting separate spaces and could be subdivided again to create smaller suites.

Alternatively, in view of the location and original use of the premises, conversion to residential flatted accommodation may also be possible, subject to obtaining the appropriate planning consents.





Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the net internal area can be stated as follows:

	Sq.M	SQ.FT
First Floor Offices	271.91	2,927
Garages	50.42	543

Sale Terms

Offers over £220,000 are sought for the purchase of our client’s heritable interest in the properties.

Consideration may be given to sale of the property in the original constituent parts that have been combined to form the current layout. Further details are available from the sole marketing agents.

VAT

Prices are quoted exclusive of VAT, which may be payable at the prevailing rate.

Rateable Value

The properties are entered in the Valuation Roll as offices with the following rateable values:

No 19	£19,700RV
No 20	£9,700RV

Energy Performance Certificate

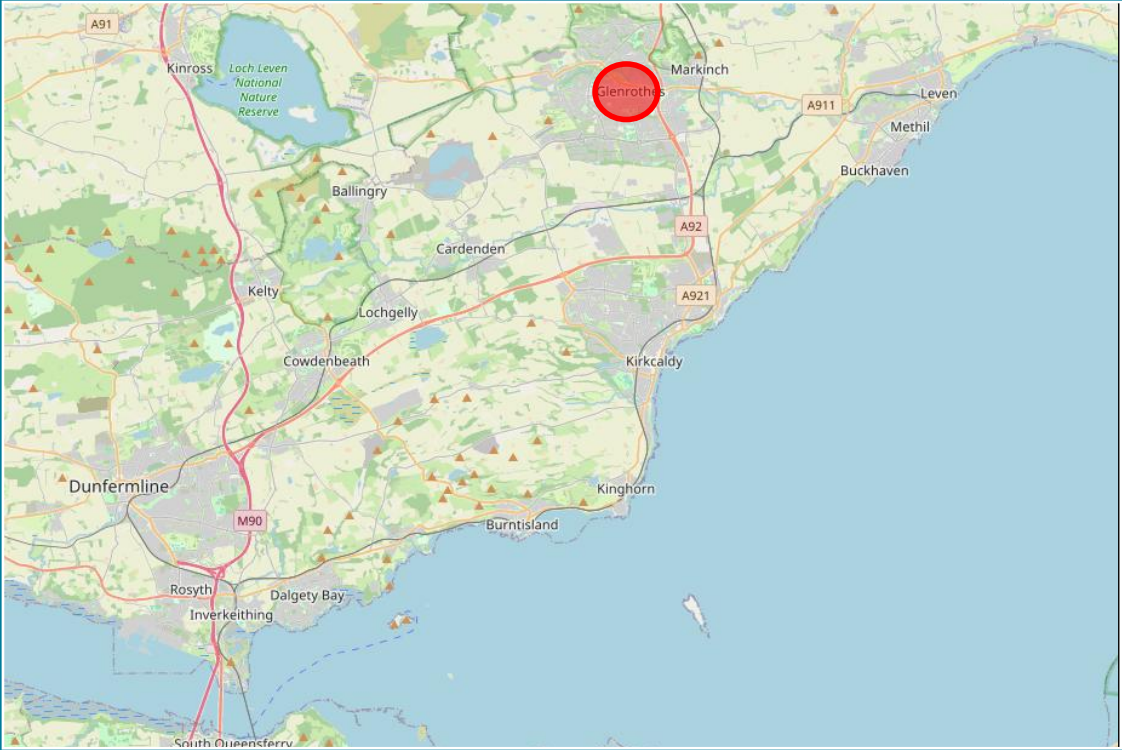
A copy of the Energy Performance Certificate can be provided on request.

Legal Costs

Each party will be responsible for the own legal costs in dealing with the transaction however 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

For further information or to discuss your requirements in greater detail, please contact:

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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.