Ryden

TO LET

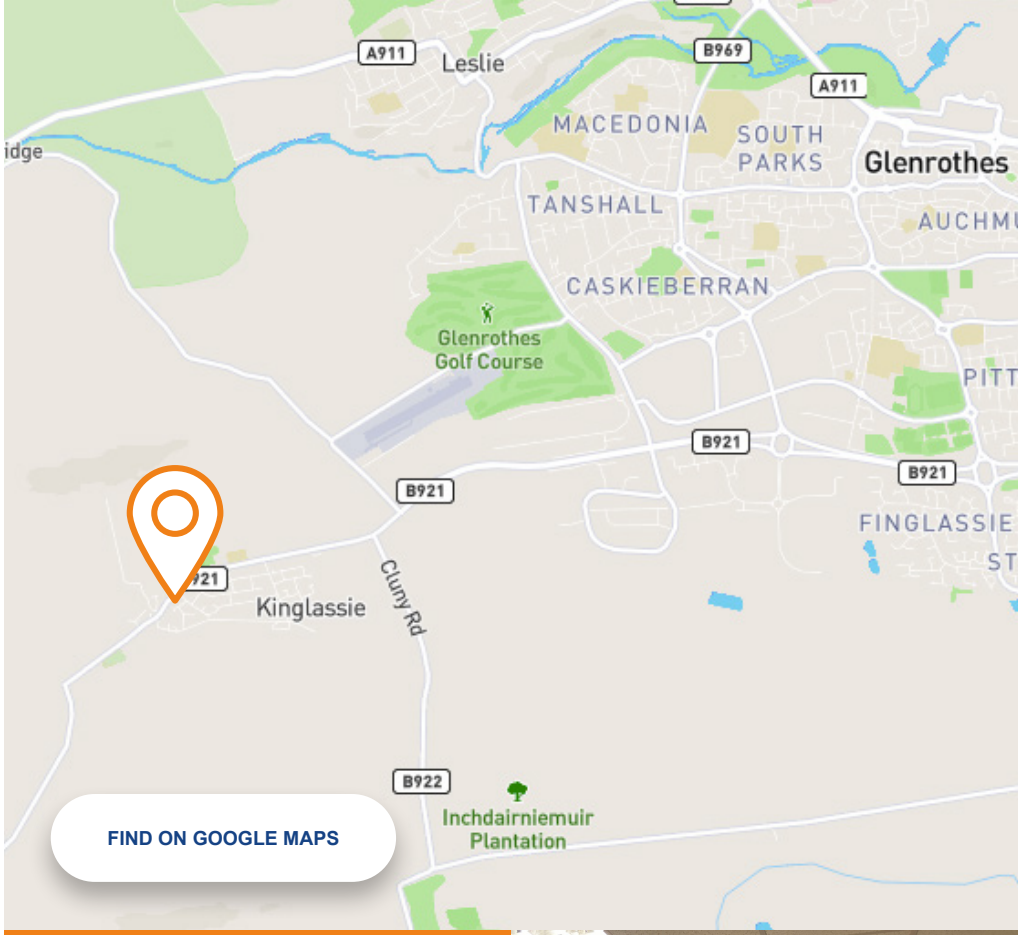
RETAIL UNIT (CLASS 1A)
113 SQ M (1,209 SQ FT)



18 MAIN STREET
KINGLASSIE
KY5 0XA

- PROMINENT LOCATION ON THE MAIN STREET
- IMMEDIATELY AVAILABLE FOR OCCUPATION
- 100% RATES RELIEF TO QUALIFYING TENANTS

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LOCATION

Kinglassie is situated within the heart of Fife approximately 5 miles west of Glenrothes.

The subjects are located on the south side of Main Street close to its junctions with Lochty Avenue, immediately adjacent to Morrisons Daily and opposite Kinglassie Community Hall.

DESCRIPTION

The subjects comprise the ground and basement of a single storey building. The ground floor is arranged to provide a front sales area with staff, storage and WC accommodation to the rear. Further storage accommodation and fire escape are located in the basement.

ACCOMMODATION

The subjects have the following approximate area:

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	99	1,064
BASEMENT	14	145
TOTAL	113	1,209

LEASE

The subjects are held on a Full Repairing and Insuring lease and are available by way of a sub-lease where the lease expires on 30 August 2033.

PLANNING

We are advised by the Local Planning Authority that the premises have a Class 1A (retail) consent, although the subjects may be suitable for a variety of uses subject to planning.

EPC

The subjects have an EPC rating of D as at July 2016. A copy is available upon request.

RENTAL

Offers of £5,000 per annum exclusive are invited.

RATEABLE VALUE

The subjects are have yet to be assessed for rates. Further information upon application. It is anticipated that the ingoing tenant will benefit from 100% rates relief through the Small Business Bonus scheme, should they qualify. Interested parties should make their own enquiries to the local rating authority.

DATE OF ENTRY

By agreement.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. For the avoidance of doubt, the ingoing tenant being responsible for any Land & Buildings Transactional Tax (LBTT), registration dues and VAT as applicable.



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GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identif ying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspect ion or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **September 2024**

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