

FOR SALE INVESTMENT OR OWNER OCCUPIER OPPORTUNITY

Let to Boots UK Ltd on tacit relocation

Annual Rent - £14,893.84

Net Area – 107.81 sq. m. (1,160 sq. ft)

Good accessible location with car parking.

Offers over £120,000

VIDEO TOUR

WHAT 3 WORDS

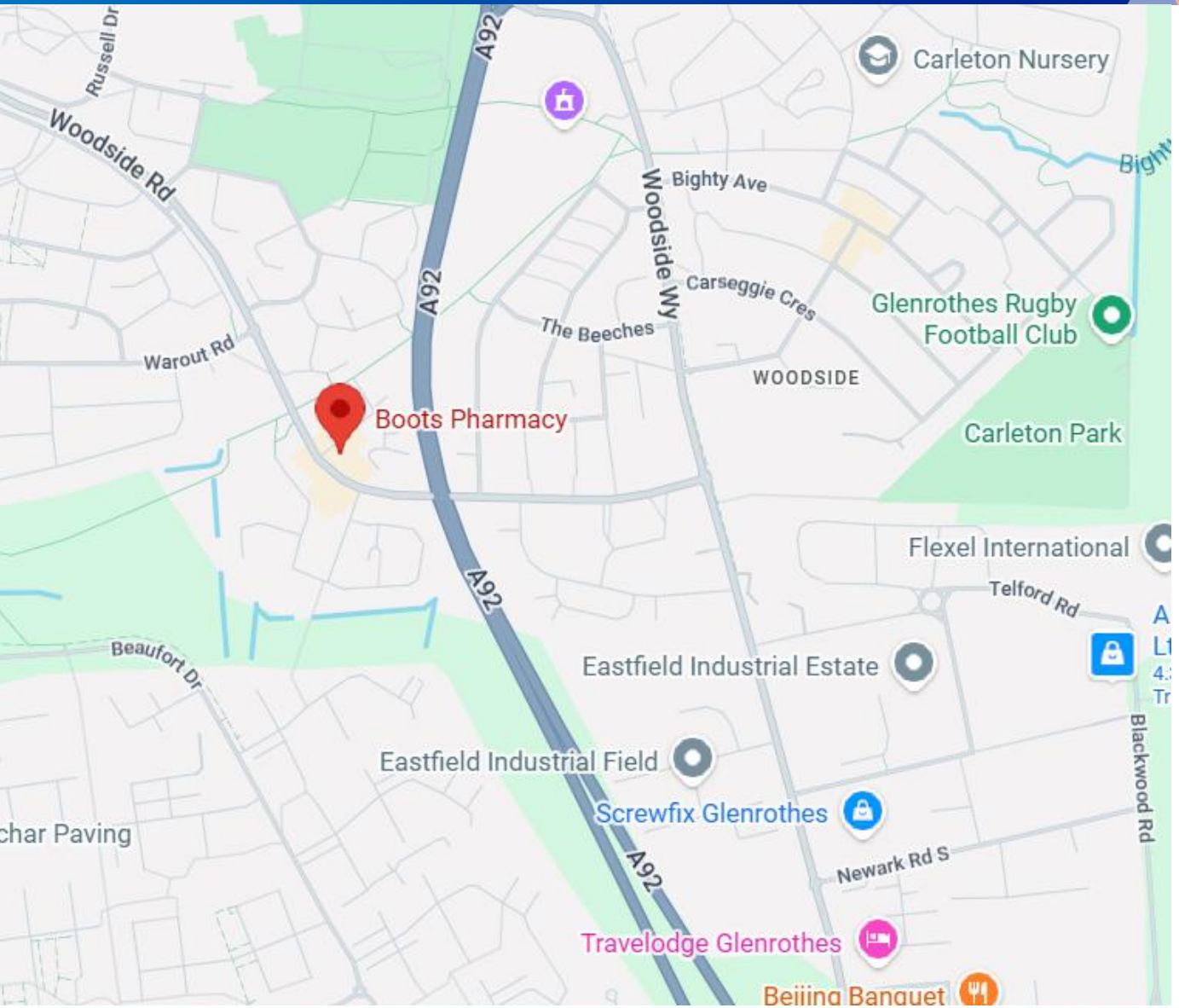
COS LANE PHARMACY, COS LANE, GLENROTHES, FIFE, KY7 4AH

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SHEPHERD COMMERCIAL

Location

COS LANE PHARMACY, COS LANE, GLENROTHES, FIFE, KY7 4AH



FIND ON GOOGLE MAPS

LOCATION

Fife is a coastal area of Scotland situated between the Firth of Tay and the Firth of Forth with inland boundaries to Perth and Kinross and Clackmannanshire. Fife has got the third largest Local Authority area by population with a resident population of just under 360,000 and is dominated by the 3 principal towns of Dunfermline, Kirkcaldy and Glenrothes.

Glenrothes is Fife's third largest town with a population approaching 40,000 persons and is located approximately equidistant to the cities of Edinburgh (32 miles) and Dundee (27 miles).

Glenrothes is a former new town situated in the heart of Fife and is the administrative capital of Fife. It is a major industrial centre and the economy is largely driven by light industry and local government jobs.

Glenrothes is a near neighbour to Kirkcaldy. The town is served with all essential transport, medical, educational and shopping facilities.

The subjects form part of a small commercial estate which comprises a medical centre, children's nursery, Co-op Funeral Care and adjoins premises occupied by St Clairs Vets.

On the opposite side of the road there are further commercial occupiers including a Co-op Convenience Store.

This is a popular and busy commercial location on the outskirts of Glenrothes.

Description



DESCRIPTION

The subjects comprise a single storey semi detached retail unit occupied by Boots. The building is understood to date from around the 1960's and is of brick construction part harled externally. The roof over is flat and clad in mineral felt.

The property is accessed to the front elevation via an aluminium and glazed pedestrian door with glazed frontage protected by roller shutter screens.

Internally the accommodation comprises an open plan retail area with serving area and dispensary with partitioned consultation room, kitchen and W.C.

The flooring is of solid construction and the ceiling is fitted with suspended tiles.

ACCOMMODATION

	m^2	ft^2
Ground Floor		
Sales Area, Dispensary, Kitchen and W.C.	107.81	1,160
TOTAL	**107.81**	**1,160**

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

The Detail

Price

Our client is inviting offers in excess of £120,000 for their heritable interest

Lease

The subjects are let to Boots UK Ltd on a lease which is currently continuing by tacit relocation. The annual rent is £14,893.84.

Rateable Value

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Rateable Value: £14,500

The Unified Business Rate for the financial year 2026/2027 is 48.1 pence exclusive of water and sewerage.

Energy Performance Certificate

Available upon request.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party will bear their own legal costs in connection with the sale of the property.

Get in Touch

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

Jonathan Reid
j.reid@shepherd.co.uk

Shepherd Chartered Surveyors
13 Albert Square, Dundee, DD1 1XA
t: 01382 878005

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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