

FIFE BUTCHERS of GLENROTHES

RETAIL

- > EXCELLENT OPPORTUNITY TO ACQUIRE ESTABLISHED BUTCHERY BUSINESS
- > BUTCHER SHOP LOCATED WITHIN POPULAR KINGDOM SHOPPING CENTRE AND COMMERCIAL UNIT AT FIFE FOOD AND BUSINESS CENTRE FOR PRODUCTION.
- > OFFERS FOR BUSINESS AND LEASEHOLD REDUCED TO £100,000
- > ACCOUNTS AVAILABLE TO GENUINELY INTERESTED PARTIES

FIFE BUTCHERS

Fresh Sandwiches & Baguettes



TO LET

**UNIT 15, FARADAY ROAD & 4A LYON WAY, KINGDOM CENTRE, GLENROTHES,
KY6 2RU/KY7 5NW**

CONTACT: Jonathan Reid j.reid@shepherd.co.uk 01592 205442 www.shepherd.co.uk



LOCATION

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). Transport links are excellent with readily available access to the A92 and the M90 trunk road.

The factory subjects are located on the north side of Faraday Road within the Fife Food and Business Centre. The retail unit is located within the Kingdom Shopping Centre, a primary retailing outlet within Glenrothes. Nearby occupiers include Boots, M&Co, Barrhead Travel.

DESCRIPTION

The factory subjects comprise a terraced single storey, steel portal frame unit with composite panelling and pitched and clad roof. Internally is fitted out with concrete flooring, suspended tile ceiling, and plastic lined walls with fluorescent lighting.

The retail property comprises a ground floor unit of brick construction with harled finish within a shopping centre. Internally, they comprise concrete flooring with part vinyl overlay, suspended tile ceiling, plastic clad walls and served with fluorescent lighting

RATEABLE VALUE

The subjects are entered in the current Valuation Roll as follows:

Factory: £6,700. Retail: £14,800

Both properties therefore have the ability to qualify for 100% rates relief.

BUSINESS

Operational since 2006, with 14 staff members. The retail shop offers a mixture of counters including a salad bar, cold meats, a BBQ bar, and cold drinks; and has a refrigerated window display used for seasonal displays. The business also operates an eBay shop where they sell products online. Factory layout has been set out on advice of Fife Council's Environmental Department. All equipment was installed as new. Accounts will be made available to all genuinely interested parties.

LEASE INFORMATION

Factory: Rent - £8,400 p.a

Retail: Rent - £17,000 p.a

TERMS

Our client is seeking offers in the region of £100,000 for the business, fixtures and fittings and leasehold interest.

VAT

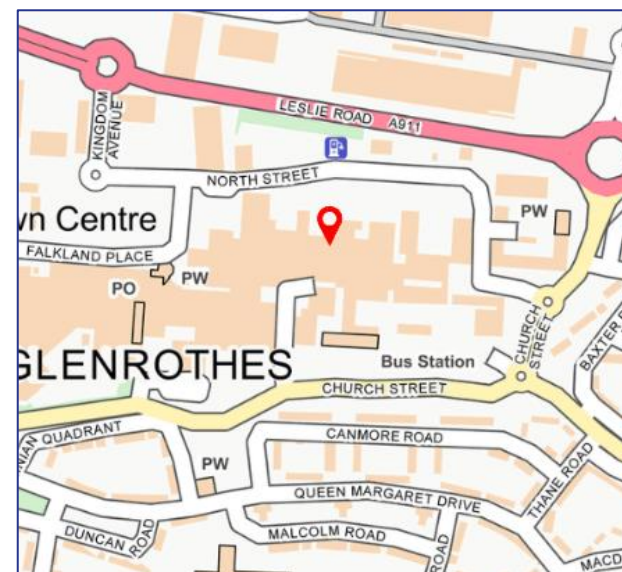
Prices are quoted exclusive of VAT (if applicable).

MONEY LAUNDERING

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 and 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.

ACCOMMODATION	SqM	SqFt
Factory (Gross)	224.02	2,411
Retail (Net)	95.88	1,032
TOTAL	45.33	488

The foregoing areas have been calculated in accordance with the RICS Property Measurement Guidance (2nd Edition).



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

Shepherd Chartered Surveyors 11 Wemyssfield, Kirkcaldy KY1 1XN 01592 205442
Jonathan Reid j.reid @shepherd.co.uk

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