CONTRACTOR OF CONTRACTOR CONTRACT



TO LET

RETAIL UNIT IN WEL ESTABLISHED NEIGHBOURHOOD SHOPPING PARADE

Anchored by: Morrisons Daily

39 PEPLOE DRIVE PITCAIRN GLENROTHES KY7 6FP

- Well established neighbourhood shopping parade
- Benefits from a highly visible roadside position
- Located in popular residential area on the northern edge of the town
- Class 1 and 2 planning consent
- On site customer car parking
- Anchored by Morrisons Daily
- Significant landlords improvements recently undertaken on the common areas

LOCATION

Glenrothes is located in central Fife, approximately 30 miles north of Edinburgh and 20 miles south of Dundee, having a resident population of some 40,000 people and a significant catchment of over 250,000 within 20km.

The town is the administrative centre for Fife and is the home to major employers including Fife Council and the Police Headquarters. The subjects are situated on the west side of Peploe Drive at its junction with Pitcairn Avenue, in a popular residential area, approximately 3 miles north of the town centre and only a short distance west of the A92.

Occupiers represented include Morrisons Daily, Neighbour's Kitchen Chinese, Danni's Fish & Chips and Brighter Futures Health Hub.

DESCRIPTION

The subjects comprise a ground floor lockup retail unit, forming part of a purpose built neighbourhood shopping parade, with customer car parking & rear servicing yard.





ACCOMMODATION

The premises provide the following approximate areas:

39 Peploe Drive		
Ground Floor	86.65 sq m	932 sq ft

RENT

Rental offers in excess of **£14,500** per annum are invited, exclusive of rates.

39 PEPLOE DRIVE PITCAIRN GLENROTHES KY7 6FP







RATING

Ne understand the subjects are currently entered on the Scottish Assessors Association Portal, as follows:

Rateable Value: £10,300 (01/04/23)

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues & VAT applicable.

USE

We understand that the property currently benefits from Class 1 & 2 planning consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

EPC

EPC Rating - E (Copy available on request).

TERMS

The premises are available on the basis of a new full repairing insuring lease for a negotiable term.

FURTHER INFORMATION

Viewing & further information can be obtained by contacting the joint agents:



Jack Campbell jack@jhcampbell.net 07801 852 225 Howard Brooke h.brooke@andrewreillyassociates.co.uk 07973 540 528

Louise Reilly I.reilly@andrewreillyassociates.co.uk 07856 413 476

H Campbell Property Consultants / Andrew Reilly Associates for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not onstitute, nor constitute part of, an offer or contract, (ii) all descriptions, reference to condition and necessary permission 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 epresentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of to do so; (iii) no person in the employment of JH Campbell Property Consultants / Andrew Reilly Associates has any authority to give representation or arranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate. Date of Publication: June 2023