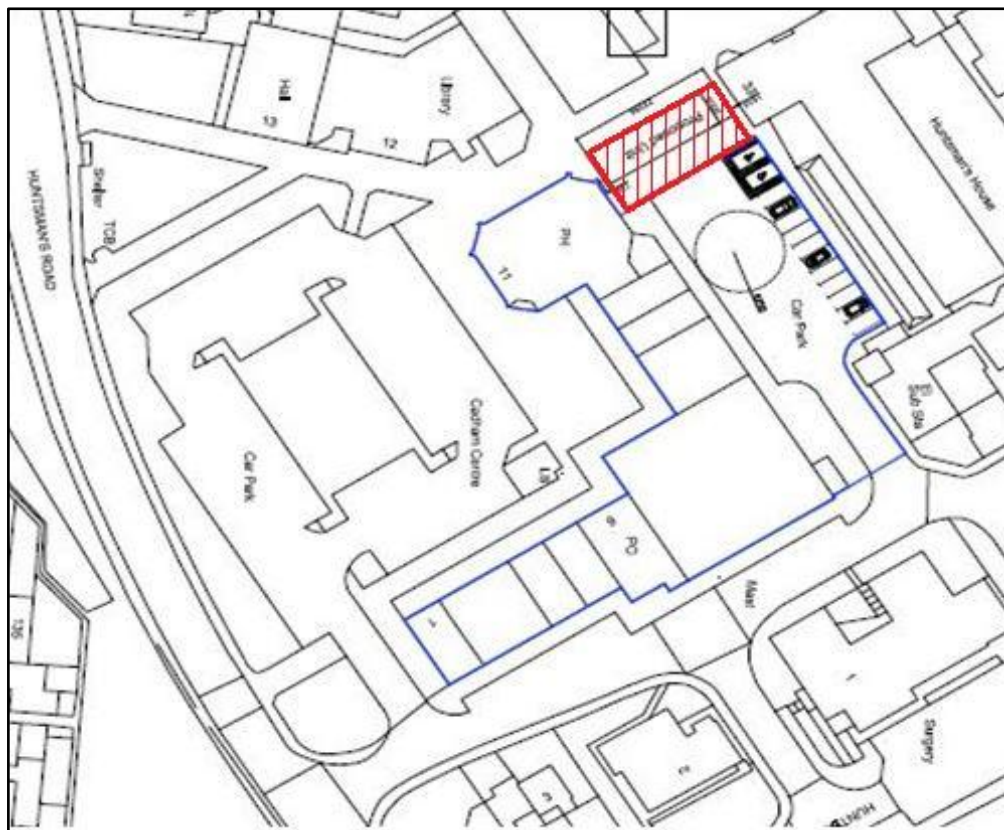


TO LET

Retail, Office or Restaurant New Build

CADHAM SHOPPING CENTRE, CADHAM, GLENROTHES, FIFE



- **New Build Units**
- **Suitable for a variety of uses (subject to planning)**
- **Forming part of the busy popular Chadham Shopping Centre**

VIEWING & FURTHER INFORMATION:

Jonathan Reid
j.reid@shepherd.co.uk

Bilal Ashraf
b.ashraf@shepherd.co.uk

T: 01592 205 442

www.shepherd.co.uk

- Popular retail area
- High quality new build accommodation ready 2018
- Suitable for variety of uses
- Ground and First Floor available with each floor extending to 1,478 sq. ft. (137.28 sq. m.) or thereby
- Parking available on site
- Established location

LOCATION

The subjects form part of the popular Cadham Neighbourhood Shopping Development in Glenrothes which is an expanding Town with a resident population in the region of 50,000 persons. There are excellent road and rail links to the area.

Surrounding Traders include - Co-op Supermarket, Coral Bookmakers, Carlton Bakers, Martin McColl Retail, J McIntyre Chemists, Fish & Chip Shop, Chinese Restaurant and Hairdressers. A Public House is nearby.

TO LET

Retail, Office or Restaurant Use

CADHAM SHOPPING CENTRE, CADHAM, GLENROTHES, FIFE

DESCRIPTION

The subjects on completion will comprise a prominently located two storey unit which forms part of this modern style neighbourhood shopping development.

The units are suitable for a range of uses including Class 3 (Hot food/Takeaway), Class 2 (Office) or Class 1 (Retail), subject to the necessary planning.

The subjects are available independently or as one entity.

AREA

Each floor extends to 1,478 sq. ft. (137.28 sq. m.) or thereby.

Gross Internal Area (GIA) in accordance with RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice.

RATEABLE VALUE

The premises have not currently been assessed for rating purposes.

PROPOSAL

Our clients wish to lease the property for a term of years to be negotiated on a full repairing and insuring basis.

Rent on application.

EPC

Awaiting assessment.

VAT

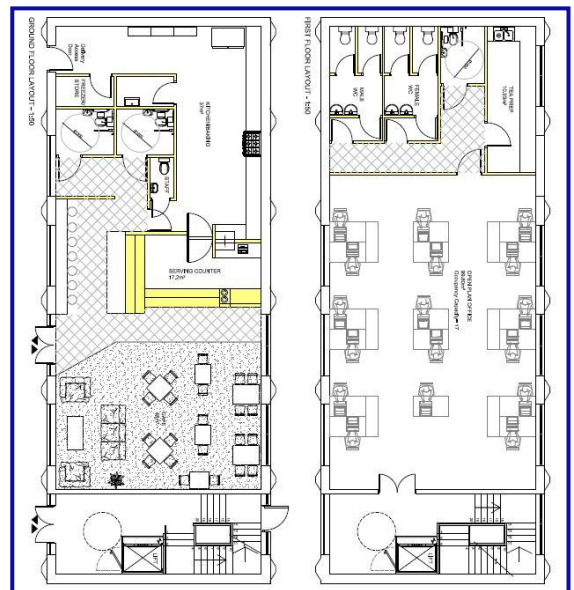
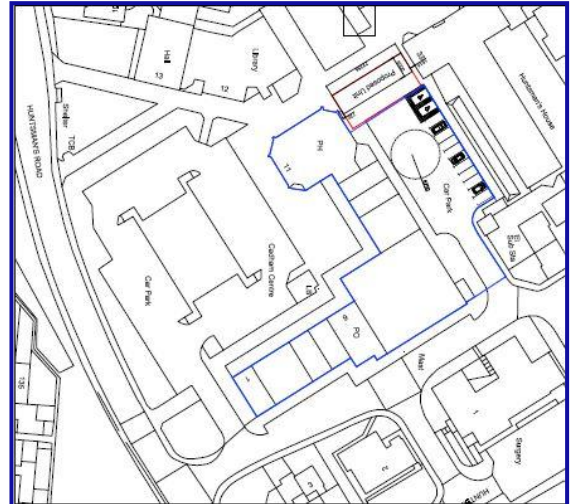
Unless otherwise stated, all prices quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction.

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.



VIEWING

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

T 01592 205 442

E Jonathan Reid – j.reid@shepherd.co.uk
Bilal Ashraf – b.ashraf@shepherd.co.uk

Publication date: December 2017