

ON THE INSTRUCTIONS OF
LADBROKES CORAL
GROUP

RETAIL UNIT LEASE AVAILABLE / TO LET



**10 GLENWOOD CENTRE
MINTO CRESCENT
GLENROTHES KY6 1PA**



LOCATION

Glenrothes established itself as a 'new town' in the late 1940's and has since grown to become the third largest settlement within Fife, with a population of circa. 38,750 persons.

The subjects are located on the south side of Minto Crescent at it's junction with Roxburgh Road & South Parks Road, one of the main routes leading immediately west from the town centre.

Surrounding occupiers include Tesco Express, Coral Bookmakers, Domino's Pizza, RS McColl, Iceland, Jasmine Indian Restaurant, Lloyds Pharmacy, Shopsmart, Shell PFS, Glenwood High School & Glenwood Library etc.

DESCRIPTION/ACCOMMODATION

The subjects comprise a ground floor lock up shop unit forming part of the Glenwood Centre, an original neighbourhood shopping parade including customer parking built in the 1960's, serving the surrounding residential catchment.

The premises provide the following approximate areas:-

GROUND FLOOR	75.44 SQ M	812 SQ FT
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LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 21st Feb 2027, with the next review due on 25th March 2021. There is a tenant option to extend the lease.

Our clients will consider either an assignation of their existing lease or a sub-lease for a term to be agreed.

RENT

The passing rent is **£8,259 pa.** No VAT applicable.

Incentives may be available, subject to status.

RATES

The shop has a rateable value of £6,800 [01/04/17].

All interested parties should make their own enquiries to the Local Authority Assessors Department to confirm the above and the rates payable.

USE

The premises benefit from Class 1 & 2 planning consent.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – tbc [Copy available on request].

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 payable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



Contact: Jack Campbell

e: jack@jhcampbell.net

m: 07801 852225

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