

# COMMERCIAL



## PRELIMINARY DETAILS

- SUITABLE FOR VARIETY OF USES
- 46.45 SQ M (500 SQ FT)
- FLEXIBLE TERMS
- CAR PARKING

**15 & 16 CADHAM CENTRE, GLENROTHES, KY7 6RU**

**\* QUALIFIES FOR UP TO 100% BUSINESS RATES RELIEF \***

## Location

Located approximately 32 miles northeast of Edinburgh and 25 miles south of Dundee, Glenrothes is the administrative centre and one of the principal industrial/commercial locations within Fife.

Cadham Centre lies approximately 2 miles north of the Kingdom Centre, the principal retail area within the town, in a predominantly residential area and is located just off Pitcoudie Avenue. The Centre provides a mix use environment with adjacent occupiers including Glenrothes Locksmiths, Ark Housing Association and Beauty Spot. Cadham Neighborhood Shopping Centre is located a short distance away.

## Description

The property is an end-or terrace commercial unit suitable for a variety of uses.

Internally, the accommodation has been formed from two units suitable for a variety of occupiers for uses including storage, office or retail. Walls are of brick painted finish, flooring is concrete and fluorescent lighting.

## Accommodation

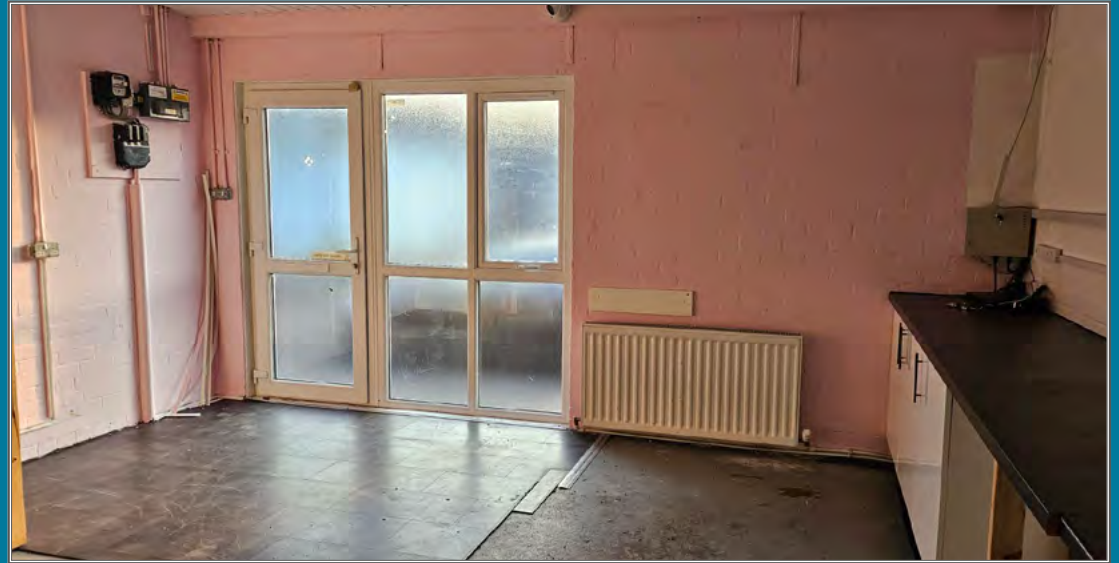
The property has been inspected and the following gross internal area has been calculated in accordance with the RICS Code of Measuring Practice (6th Edition):

	Sq M	Sq Ft
Commercial Unit	46.45	500





Whilst every effort has been taken to make these particulars as accurate as possible, their absolute accuracy cannot be guaranteed and they do not form any part of a contract.



## Lease Terms

The unit is available to let on flexible terms. Further details are available from the sole letting agents.

## VAT

The property is elected for VAT and as such will be applicable at the prevailing rate.

## Rateable Value

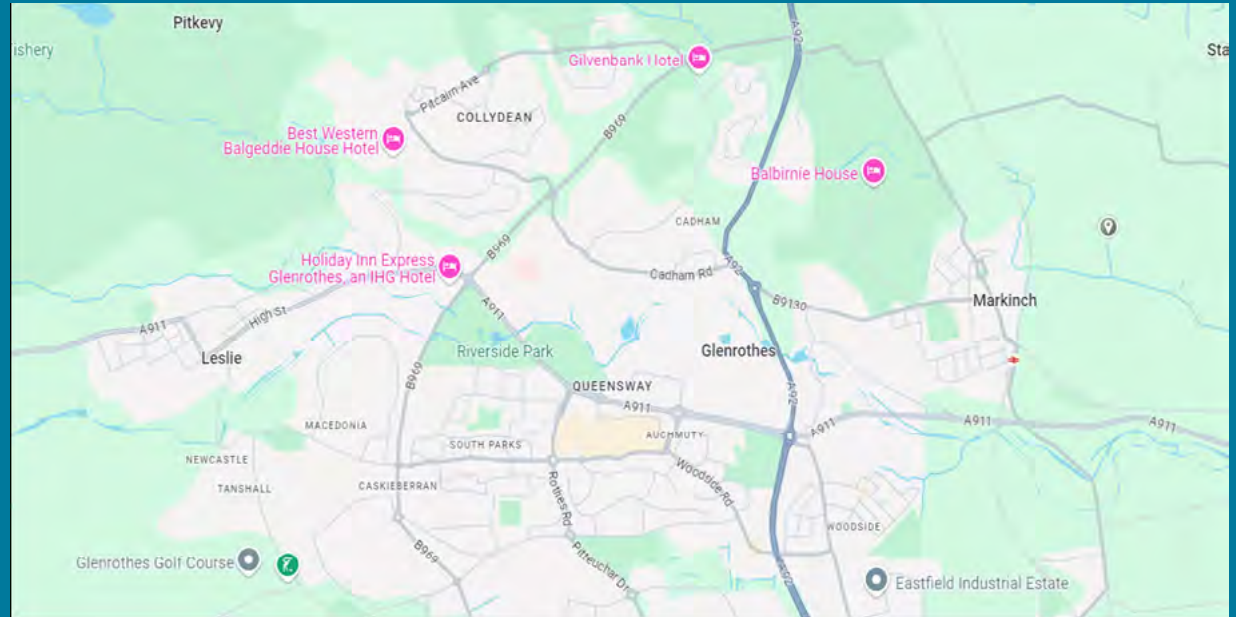
Unit 15 is listed in the Valuation Roll as store with a rateable value of £1,650 and Unit 16 listed as workshop with a rateable value of £1,850, therefore may qualify for up to 100% rates relief.

## Energy Performance Certificate

A copy of the Energy Performance Certificate can be provided on request.

## Legal Costs

Each party will be responsible for the own legal costs in dealing with the transaction however the purchaser will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.



## Viewing & Further Information

For further information or to discuss your requirements in greater detail, please contact:

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ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.