

## TO LET

PROMINENT RETAIL UNIT

24 North Street, Glenrothes. KY7 5LT



### Location

The property is situated in a prominent location within the popular North Street, Glenrothes retail parade .

North Street sits within Glenrothes, a popular New Town approximately 30 miles to the north of Edinburgh and some 20 miles south of Dundee . North Street forms one of the main commercial thoroughfares for the area and lies in close proximity to the covered Kingdom Shopping Centre. Nearby occupiers include Your Move, First Homes and John Gilbertson Solicitors

## Description

The property comprises a retail unit over ground floor only and sits within a traditional two storey building of brick construction.

The subjects offer sales over the ground floor with staff facilities to the rear. The unit formerly traded as a convenience store and is reasonably well presented.

Externally, the unit is secured by way of single wooden 'frame and glazed door with an electric roller shutter security grill.

## Accommodation

The unit is arranged over ground floor level only and extends to the following approximate net internal floor areas:

Gross frontage	19ft 7 ins	5.98 m
Ground Floor	946 sqft	87.85 sqm

## Rental

The unit is available by way of a new Full Repairing and Insuring Lease at rental offers in excess of £12,000 per annum exclusive.

## Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction

## Energy Performance Certificate

An EPC for the unit is available upon request.

## Planning

We understand that the property currently benefits from Class 1 (Retail) consent.

## Rating Liability

Rateable Value	£15,900
UBR (2022/23)	£0.498
Rates payable	£7,919

## Viewings

All viewings and further information is via the sole letting agents.



## Douglas Hogg

HSA Retail

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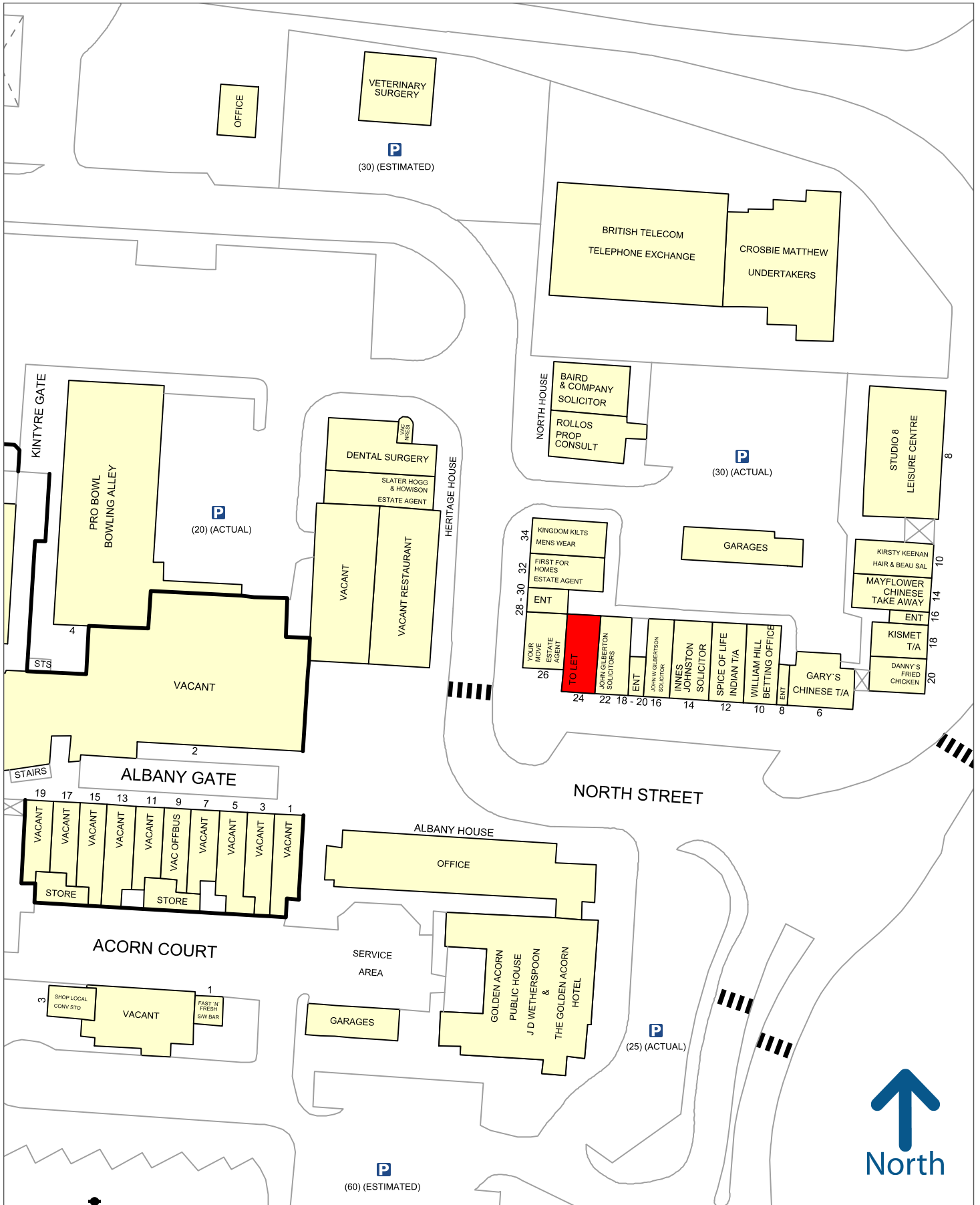
Email: douglas.hogg@hsaretail.com

**Subject to Contract**

**Date: January 2023**

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50 metres

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