

## To Let

Fast Food Outlet with the benefit  
of Hot Food Takeaway Consent

### Unit 1, North Street Retail Park, Glenrothes, KY7 5NA



#### Location

Glenrothes is a New Town within the Fife Region of Scotland and benefits from a population of circa 38,000 persons. The property is located within the heart of Glenrothes Town Centre on North Street, close to the junction of Rothes Road and Lesley Road which form main arterial routes within the Town Centre.

The Kingdom Shopping Centre, which is the main covered shopping mall for the town, lies adjacent. North Street Retail Park comprises a small L-shaped parade of retail units with dedicated car parking. Adjacent occupiers include The Gym, Barnardo's and Indigo Sun.

## Description

The property comprises a ground floor retail unit previously trading as a fast food outlet with the benefit of a return frontage. Internally the unit was comprehensively fitted out which included an extraction system plus fridge/freezer.

## Accommodation

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

Ground Floor	1,202 sqft	111.67 sqm
Total Area	1,202 sqft	111.67 sqm

## Rental

The unit is available by way of a new Full Repairing and Insuring Lease at rental offers in excess of £15,000 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.

## Service Charge

A service charge applies for the unit which is £1,981 ex VAT for the current financial year.

## Planning

We understand that the property currently benefits from a Sui Generis Hot Food Takeaway consent.

## Rating Liability

Rateable Value	£5,300
UBR (2024/25)	£0.498
Rates payable	£2,640 for current year

As the Rateable Value is below £12,000, the occupier may benefit from nil rates via the Small Business Bonus Scheme

## Viewings

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

### Douglas Hogg, HSA Retail

Tel: 0141 548 8062

Mob: 07770 926 996

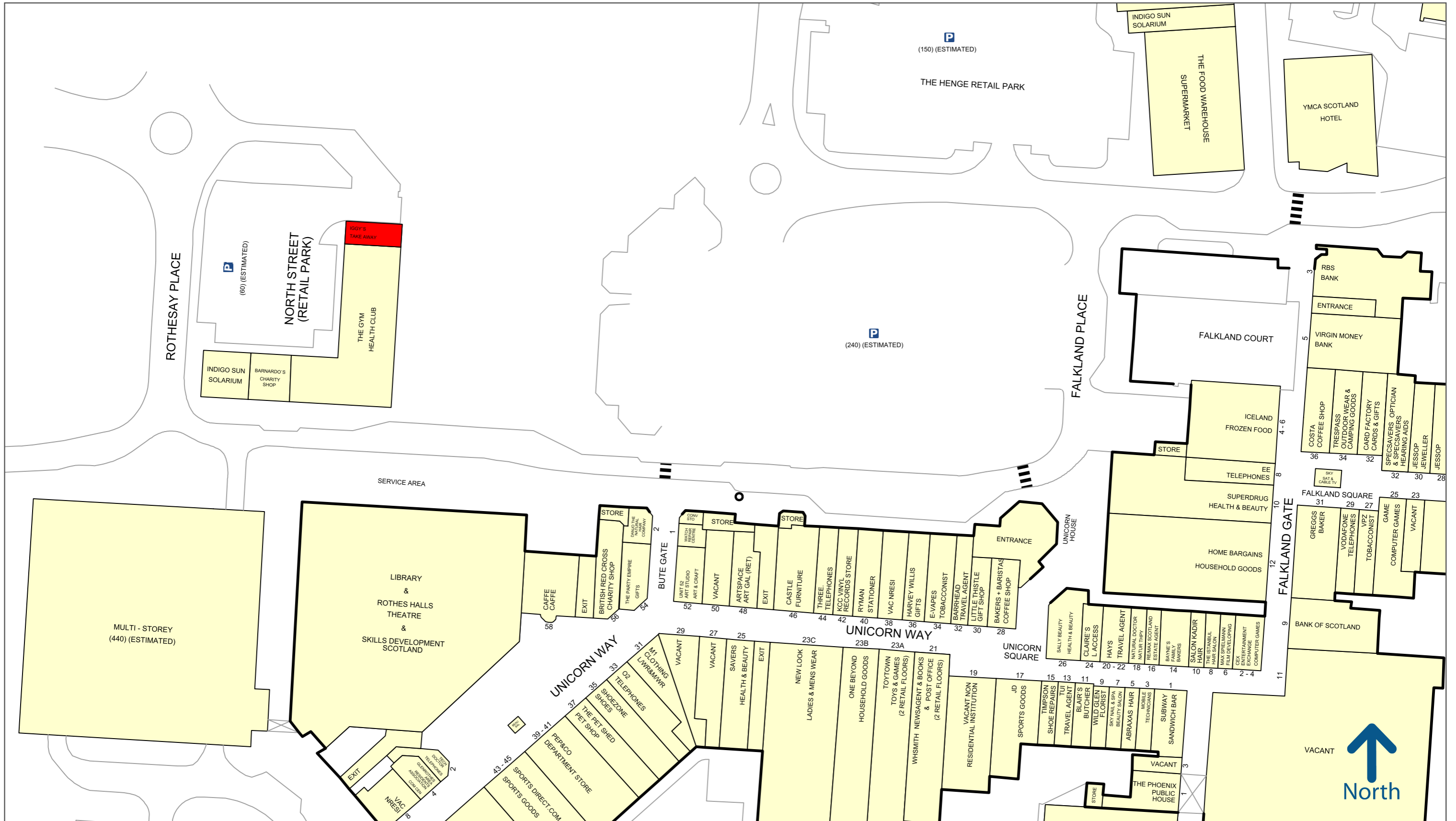
Email: douglas.hogg@hsaretail.com

### Subject to Contract

**Date: February 2025**

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