

HOT FOOD UNITS UNEXPECTEDLY
BACK ON THE MARKET



- New neighbourhood development
- Prominent frontage on South Parks Road, close to Glenrothes town centre
- Pre-lets to Tesco Express, Coral Bookmakers and other national retailer

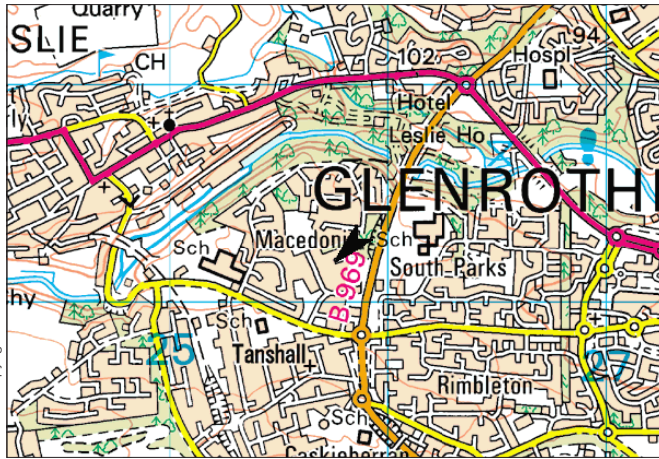
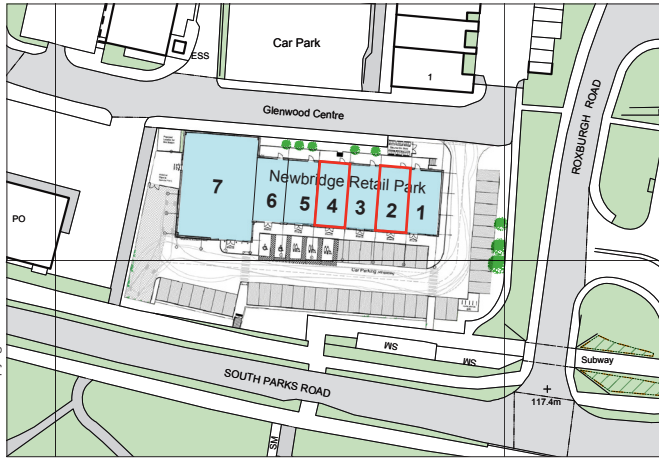
UNITS 2 & 4 NEWBRIDGE RETAIL PARK, GLENWOOD CENTRE, GLENROTHES

TO LET – DUE TO ABORTIVE LEGAL DISCUSSIONS
NEW DEVELOPMENT

Each unit extends to 94 sq m (1,012 sq ft)



GERALDEVE



Location

The site is on the north side of South Parks Road a busy main road through the west of central Glenrothes, established as a 'new-town' in the late 1940s and since grown to become the third-largest settlement within Fife, with a population of around 38,750.

The site is approximately half of a mile from the retail and commercial town centre and is easily accessible from the A911 and B969 arterial roads. The surrounding area is predominantly residential and is well served by frequent bus services on South Parks Road and Roxburgh Road, adjacent to the site.

Nearby occupiers currently include RS McColl, Domino's Pizza and Lloyds Pharmacy.

Description

Two units are available to let at this new build neighbourhood retail development, each with Class 3 (Hot Food) consent. A Tesco Express convenience store, Coral Bookmakers and Sunshak Sunbeds are operating from the centre and terms are agreed with Barnardo's Charity Stores. Each unit extends to a gross internal area of between approximately 94 sq m (1,012 sq ft), available in shell condition.

EPC

Upon completion, the development will be required to be assessed for Energy Performance purposes.

Lease Terms

A new Full Repairing & Insuring lease is available for the remaining retail accommodation for a minimum of ten years incorporating regular rent reviews.

Rateable Value

Each of the premises will be assessed following completion and occupation. The tenants will be responsible for paying business rates.

Further Information

By appointment through the sole agents, Gerald Eve LLP.

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