



FALCONER
PROPERTY CONSULTANTS

TO LET

Unit D, 8 Low Road,
Auchtermuchty, KY14 7AU

RETAIL UNIT/OFFICE

- 290 FT²
- SUITABLE FOR VARIOUS USES
- LOCATED ON THE MAIN ARTERIAL ROAD THROUGH AUCHTERMUCHTY
- GOOD LEVELS OF NEARBY PARKING
- READY FOR IMMEDIATE OCCUPATION
- LEASE FROM £3,600 PER ANNUM



LOCATION

Auchtermuchty is a town in Fife, Scotland. It is beside Pitlour Hill and nine miles north of Glenrothes. Lying astride the A91 as it makes its way from the M90 towards Cupar and the heart of eastern Fife.

Auchtermuchty offers a good central location approximately 30 miles north of the Forth Road Bridge and within easy reach of Edinburgh, Glasgow, Dundee, Perth and St. Andrews. Aberdeen is only an hour and a half away by car and Inverness takes just over two hours.

The subjects are located on the southern side of Low Road the main arterial road through Auchtermuchty.



DESCRIPTION

The subjects comprise an end terraced retail unit formed over ground floor within a single storey building of brick construction with a roughcast finish and flat roof.

Internally the property benefits from an open plan retail area/office with a w.c.

PROPOSAL

Lease from £3,600 per annum.

RATING

Qualifying businesses will be able to benefit from 100% rates exemption subject to application.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

27m²/290ft²

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Fife Council Planning Department.

EPC

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CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Colin Devine

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