



FALCONER

PROPERTY CONSULTANTS

**NORTH HOUSE,
NORTH STREET,
GLENROTHES
KY7 5NA**

TO LET/FOR SALE

- RENT IN THE REGION OF £20,000 PER ANNUM
- PRICE NEGOTIABLE
- 2,000 FT² APPROX.
- FIRST FLOOR OFFICE
- PARKING TO THE REAR
- PRIME TOWN CENTRE LOCATION



LOCATION

Glenrothes is a town situated in the heart of Fife and is Fife's third largest town with a population approaching 40,000 people. The town is located approximately equidistant to the cities of Edinburgh (32 miles) and Dundee (27 miles).

Transport links are excellent with readily available access to the A92 and the M90 trunk road.

The subjects are located on the eastern side of North Street.

DESCRIPTION

The subjects comprise a first floor office within a two storey detached building of brick construction.

Internally the property comprises a ground floor entrance/reception office. The first floor is divided into rooms of various sizes, kitchen facilities and w.c.

The property benefits from private parking to the rear of the property.

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 gross internal area (GIA):

186m²/2,000ft²





PROPOSAL

Lease from £20,000 per annum.
Price negotiable for the heritable interest.

PLANNING

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

RATING

Rateable value £32,300.

EPC

A copy of the EPC will be available upon request.

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 sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale/lease of the property.

VAT

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



FALCONER
PROPERTY CONSULTANTS

VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

COLIN DEVINE



MOBILE: 07775863688



PERTH: 01738 230 200



EMAIL: cdevine@falconerproperty.co.uk

www.falconerproperty.co.uk

DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published May 2023.