



FALCONER

PROPERTY CONSULTANTS

**52 WOODSIDE WAY
GLENROTHES
KY7 5DF**

FOR SALE/MAY LET

- OFFERS INVITED
- LEASE NEGOTIABLE
- 600 FT²
- HIGH LEVELS OF PASSING
TRADE
- 100% RATES RELIEF (SUBJECT
TO QUALIFICATION)
- LARGE GLAZED FRONTAGE



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 western side of Woodside Way at its junction with The Beaches.

DESCRIPTION

The subjects comprise a ground floor retail unit within the Woodside Way neighbourhood shopping centre. The property benefits from a large glazed frontage with a central entrance door and an additional rear door for loading /unloading.

Internally the property is split into the main front retail space, rear storage and W.C.

PROPOSAL

Offers Invited.

Lease negotiable.



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):

55.8m²/600ft²

PLANNING

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

RATING

Rateable value £4,850.

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

VAT

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





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 2024.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

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