



Retail and Lock ups Units, Woodside Way, Glenrothes, KY7 5DF

ON THE INSTRUCTIONS OF LOTUS **LOTUS**
PROPERTY

- Prominent location and great local trade
- 7 retail and 9 Lock up units for sale
- Passing rent on the retail units is £33,850 per annum
- Passing Rent on the Lock Ups is £5,250 per annum
- Offers in the region of £535,000 exclusive of VAT

LOCATION

Glenrothes is a town situated in the heart of Fife, in east-central Scotland. It is about 30 miles north of Edinburgh, 30 miles south of Dundee and 8 Miles from Kirkcaldy. Glenrothes itself is the third largest settlement in Fife with a residential population now estimated to be in the region of 50,000. Glenrothes benefits from excellent transportation links located minutes from the A92 Fife's regional road which connects to the M90 leading to Dundee and Aberdeen.

The subjects are situated on the north side Woodside Way, Glenrothes. Woodside Way is situated within the catchment of Woodside in a highly populated residential area. Nearby occupiers include Alpha Aquatic and Pets, Kandy and Easy Stop LTD.

The approximate location of the subjects is highlighted on the map.

DESCRIPTION

Retail

The subjects comprise a parade of 7 ground floor retail units of brick construction surmounted by a flat roof. The retail units form part of a larger development with residential above which are in separate ownership.

Each unit benefits from a glazed frontage and singles access door to the front elevation. Internally, the units benefit from

open plan sales area with small staff and WC area to the rear.

Lock Ups

The subjects comprise 9 Lock up units of brick construction surmounted by a mono pitched and clad roof.

Each lock up benefits from double swing entrance doors and are open plan internally.

ACCOMMODATION

Retail

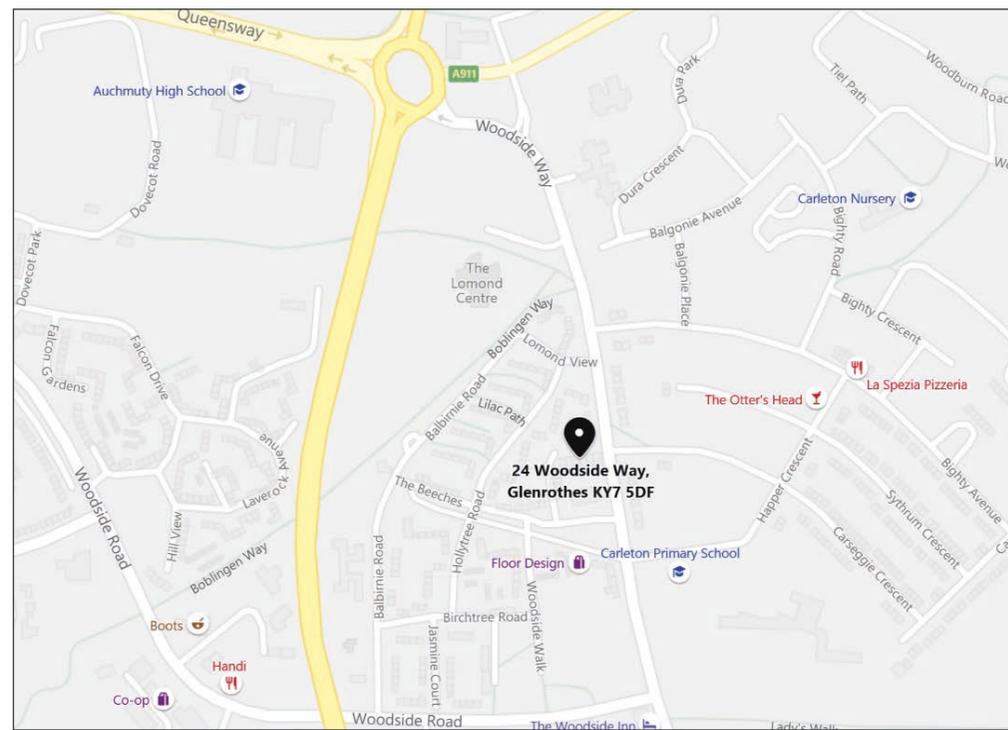
We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate each individual unit has the following Net Internal Area:

Description	Sq m	Sq ft
Retail unit 20 – 38	46.45	500
Woodside Way		

Lock Ups

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate each individual lockup has the following Gross Internal Area:

Description	Sq m	Sq ft
Lock Ups 1 – 9	21.12	227
The Beeches		



EPC

Available upon request.

PRICE

We are instructed to invite offers in the region of £535,000, exclusive of VAT. A purchase at this level would show a NIY of 6.98%

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT and accordingly VAT will be payable on the purchase price, although we anticipate the sale will be treated as a TOGC.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald.

LEASE TERMS

Lease documentation can be made available to all genuinely interested parties. A summary of the lease is below and the tenants are of a local covenant strength: -

Retail / Lock Up	Tenant	Lease Start	Lease End	Break option	Rent Review
Unit 20, Woodside Way, Glenrothes	Private Individual	08/02/2019	30/06/2025	08/02/2020	Annual
Unit 22, Woodside Way, Glenrothes	Private Individual	01/09/2018	31/08/2023	01/09/2019	Annual
Unit 24, Woodside Way, Glenrothes	Vacant				
Unit 26, Woodside Way, Glenrothes	Private Individual	01/06/2015	31/05/2025	01/06/2018	Every 3rd Anniversary
Unit 36, Woodside Way, Glenrothes	Bang Hairdressing	01/06/2015	31/05/2020		
Unit 38, Woodside Way, Glenrothes	Private Individual	08/12/2013	07/11/2019		
Unit 52, Woodside Way, Glenrothes	Private Individual	01/04/2014	31/03/2024		
Lock Up 1, The Beeches, Glenrothes					
Lock Up 2, The Beeches, Glenrothes	Private Individual	01/11/2013	31/01/2020		
Lock Up 3, The Beeches, Glenrothes	Private Individual	01/04/2018	31/01/2020		
Lock Up 4, The Beeches, Glenrothes	Private Individual				
Lock Up 5, The Beeches, Glenrothes	Private Individual	01/04/2018	31/01/2020		
Lock Up 6, The Beeches, Glenrothes	Just a Second Fife	01/03/2015	31/01/2020		
Lock Up 7, The Beeches, Glenrothes	Private Individual		31/01/2020		
Lock Up 8, The Beeches, Glenrothes	Private Individual	01/08/2012	31/01/2020		
Lock Up 9, The Beeches, Glenrothes	Private Individual	01/08/2012	31/01/2020		

RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of;

The unified Business Rate 2020/2021 is 0.49.8p excluding water and sewage rates.

Retail / Lock Up	Rateable Value
Unit 20, Woodside Way, Glenrothes	£4,050
Unit 22, Woodside Way, Glenrothes	£4,250
Unit 24, Woodside Way, Glenrothes	£4,250
Unit 26, Woodside Way, Glenrothes	£4,250
Unit 36, Woodside Way, Glenrothes	£4,200
Unit 38, Woodside Way, Glenrothes	£4,200
Unit 52, Woodside Way, Glenrothes	£4,850
Lock Up 1, The Beeches, Glenrothes	£750
Lock Up 2, The Beeches, Glenrothes	£750
Lock Up 3, The Beeches, Glenrothes	£750
Lock Up 4, The Beeches, Glenrothes	£750
Lock Up 5, The Beeches, Glenrothes	£750
Lock Up 6, The Beeches, Glenrothes	£750
Lock Up 7, The Beeches, Glenrothes	£750
Lock Up 8, The Beeches, Glenrothes	£750
Lock Up 9, The Beeches, Glenrothes	£750



To arrange a viewing please contact:



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2020