

TO LET

RETAIL PREMISES

LOCATED WITHIN BUSY
NEIGHBOURHOOD CENTRE

SUITABLE FOR A VARIETY
OF USES

100% RATES RELIEF
AVAILABLE

NIA: 62.5 SQ M
(673 SQ FT)

RENTAL OFFERS
OVER £15,000 P.A.



VIDEO TOUR



WHAT 3 WORDS



10 CADHAM CENTRE, HUNTSMAN'S ROAD, GLENROTHES, KY7 6RU

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Location

10 CADHAM CENTRE, HUNTSMAN'S ROAD, GLENROTHES



LOCATION

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

Glenrothes is a near neighbour to Kirkcaldy. The town is served with all essential transport, medical, educational and shopping facilities.

The Cadham Centre is a busy neighbourhood retail destination positioned off Huntzman's Road on the north side of the town centre.

Other occupiers include Co-op, Cadham Pharmacy, and Cadham Library and Community Centre



FIND ON GOOGLE MAPS



Description

10 CADHAM CENTRE, HUNTSMAN'S ROAD, GLENROTHES





DESCRIPTION

The subjects comprise a retail unit forming part of a busy neighbourhood parade.

The subjects benefit from a large frontage and would suit a variety of uses subject to the appropriate consent.

RENTAL

Our client is inviting rental offers in excess of £15,000 for their leasehold interest.

RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £11,500.

The unified business rate for 2025/2026 is 49.8p.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT (if applicable).

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

ACCOMMODATION

	m ²	ft ²
Ground Floor	62.5	673
TOTAL	62.5	673

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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