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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

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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

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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.

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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

COLIN DEVINE

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DISCLAIMER

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