

INVESTMENT

ara
Andrew Reilly Associates
0131 229 9885



FOR SALE

- COMMERCIAL INVESTMENT
- 173.92 SQ M (1,872 SQ FT)
- OFFERS OVER £225,000
- FRI LEASE EXPIRING SEPTEMBER 2039
- HEADLINE RENT OF £18,200 PA
- NIY OF CIRCA 8%



2 HUNTSMANS COURT, GLENROTHES, KY7 6SX

Location

Located approximately 32 miles northeast of Edinburgh and 25 miles south of Dundee, Glenrothes is the administrative centre and one of the principal industrial/commercial locations within Fife.

Huntsman's Court is situated in a predominantly residential area, approximately 2 miles north of the Kingdom Centre, the principal retail area within the town. It is accessed via Huntsman's Road, which connects to Western Avenue, linking the north of the town to the town centre and the A92.

The property is situated opposite Cadham Centre, a busy neighbourhood centre offering a mix use environment. Traders include; Co-op Supermarket, Dears Pharmacy and local takeaway outlets, as well as Cadham Library and Community Centre. The adjacent occupier is North Glen Medical Practice, providing GP health support services to local residents.

Description

The property is a standalone brick-built building under a multi pitched tiled roof, with dedicated car parking to the rear.

Internally the premises have been recently refurbished and is currently fitted out as a dental practice. There are five surgery rooms, a lab and staff kitchen/tea prep area to the rear and a reception area with offices to the front of the property.

The property benefits from double glazed windows, inset LED spot lighting, gas central heating, with flooring being a mix of carpet tiles and vinyl finish.

Accommodation

The property has been measured in accordance with RICS Code of Measuring Practice (6th Edition) and the gross internal area can be stated as:

Commercial	173.92 sq m	1,872 sq ft
------------	-------------	-------------



Tenancy

The property is let to Glenrothes Smile Centre Ltd, with personal guarantee, on full repairing terms until 4th September 2039. Rent is £18,200 p.a with upward only rent reviews every 5 years. Further details can be provided on request

Terms

Offers over £225,000 are invited for the investment, reflecting a net initial yield of circa 8%, assuming purchaser's costs of 2.7%.

VAT

The property is elected for VAT and as such will be applicable at the prevailing rate.

Rateable Value

The property is currently entered into the Valuation Roll as Surgery with rateable value of £13,000.

Energy Performance Certificate

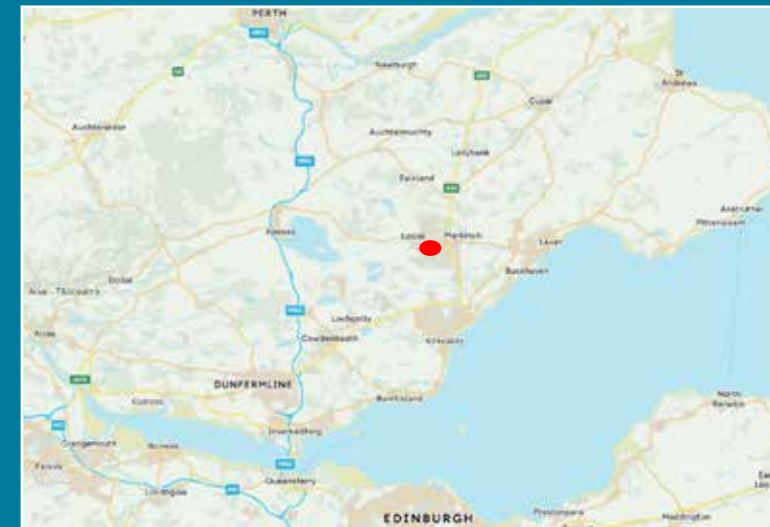
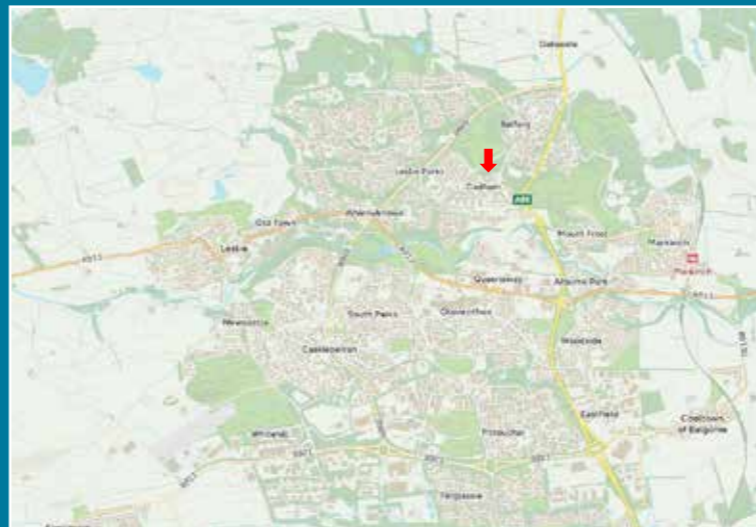
A copy of the Energy Performance Certificate can be provided on request.

Legal Costs

Each party will be responsible for their own legal costs in dealing with the transaction however the purchaser will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.

Anti-Money Laundering

In order to comply with our obligations under anti-money laundering regulations we are required to undertake due diligence on prospective tenants which will include, but may not be limited to, proofs of identity, address and source of funding.



Viewing & Further Information

For further information or to discuss your requirements in greater detail, please contact:

Louise Reilly
T: 07856 413476
E: l.reilly@andrewreillyassociates.co.uk

Howard Brooke
T: 07973 540528
E: h.brooke@andrewreillyassociates.co.uk



ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.