

# RETAIL UNIT

## 39 PEPLOE DRIVE

PITCAIRN, GLENROTHES  
KY7 6FP

ON THE INSTRUCTIONS OF

**LCP**

**TO LET**

**RETAIL UNIT IN  
WELL ESTABLISHED  
NEIGHBOURHOOD  
SHOPPING PARADE**

Brighter Futures Health Hub  
Hope Health Happiness  
For further information please contact us  
Tel: 0131 243 7288

JH CAMPBELL  
PROPERTY CONSULTANTS  
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0131 243 7288  
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# 39 PEPLOE DRIVE PITCAIRN GLENROTHES KY7 6FP

## LOCATION

Glenrothes is located in central Fife, approximately 30 miles north of Edinburgh and 20 miles south of Dundee, having a resident population of some 40,000 people and a significant catchment of over 250,000 within 20km.

The town is the administrative centre for Fife and is the home to major employers including Fife Council and the Police Headquarters. The subjects are situated on the west side of Peploe Drive at its junction with Pitcairn Avenue, in a popular residential area, approximately 3 miles north of the town centre and only a short distance west of the A92.

Occupiers represented include **McColl's Convenience Store**, **Neighbour's Kitchen Chinese**, **Danni's Fish & Chips** and **Brighter Futures Health Hub**.

## DESCRIPTION

The subjects comprise a ground floor lock-up retail unit, forming part of a purpose built neighbourhood shopping parade, with customer car parking & rear servicing yard.

- Well established neighbourhood shopping parade
- Benefits from a highly visible roadside position
- Located in popular residential area on the northern edge of the town
- Class 1 and 2 planning consent
- On site customer car parking
- Anchored by McColl's convenience store
- Significant landlords improvements recently undertaken on the common areas



## ACCOMMODATION

The premises provide the following approximate areas:

39 Peploe Drive		
Ground Floor	86.65 sq m	932 sq ft

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## RENT

Rental offers in excess of **£14,500** per annum are invited, exclusive of rates.

## RATING

We understand the subjects are currently entered on the Scottish Assessors Association Portal, as follows:

**Rateable Value: £10,300 (01/04/17)**

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues & VAT applicable.

## USE

We understand that the property currently benefits from Class 1 & 2 planning consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

## EPC

EPC Rating – E (Copy available on request).

## TERMS

The premises are available on the basis of a new full repairing insuring lease for a negotiable term.

## FURTHER INFORMATION

Viewing & further information can be obtained by contacting the sole agent:



**Jack Campbell**  
jack@jhcampbell.net  
07801 852 225

