



TO LET

BEAUTY SALON/RETAIL PREMISES

9 CULZEAN PLACE, GLENROTHES KY7 4RX

- Excellent quality fully fitted salon
- > Suitable for a variety of uses
- > Extends to 112.48 Sq m (1,209.46 sq ft)
- On-site parking available

LOCATION:

Glenrothes is a former New Town and is one of Fife's principal centres of population, occupying a central location within the region and having a resident population of approximately 40,000. The property is within a short drive from the Bankhead roundabout, which provides direct access to the main A92 and in turn, the M90 providing connectivity to Edinburgh, Dunfermline, Kirkcaldy, St Andrews and Dundee.

The subjects comprise a prominent corner unit facing the Glamis Shopping Centre and car park, a short drive from the Kingdom Shopping Centre and leisure centre.

The location of the property is shown on the undernoted plan.

DESCRIPTION:

The subjects comprise a ground floor retail unit of traditional brick construction with a pitched, tiled roof. The property benefits from a large display window facing on to the car park at the Glamis Centre. There is a large free public car park on site with further parking to the rear.

Internally the property is fully fitted as a beauticians with four private treatment rooms with sinks and storage facilities, customer toilet, front reception/ waiting area, pedicure station and a large open plan area to the rear of the property. There are staff kitchen and WC facilities to the rear. The property is in an immaculate walk-in condition.

ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and the following area has been calculated:

112.48 sq m (1,209.46 Sq Ft)

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects have a Rateable Value of £14,622 per annum. Further information on rates payments is available at www.saa.gov.uk.

LEASE TERMS:

The subjects are available on a new full repairing and insuring lease for a period to be agreed at a rental of £14,000 per annum exclusive of VAT.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

VAT:

VAT will be chargeable on the rent.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

FNTRY

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP.

27 Canmore Street,

Dunfermline,

Fife,

KY12 7NU

Tel: 01383 604 100 (Agency Department)

EMAIL: lois.paterson@dmhall.co.uk,

fifeagency@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

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Off License Groceries iilled Drinks ozen Foods nfectionery







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