



We are happy to bring to market an excellent investment opportunity. Comprising 8 retail units on a commercial square, well located in Glenrothes. The shops are on the ground floor of three story buildings. Each unit has large glass frontage, an open plan internally with a W/C at the rear.

See tenancy schedule below.

Key Features:

- Heritable Interest – Freehold
- Current rent reserved: £20,926 p.a.
- ERV is £38,000+ p.a.
- Total GIA 4,000 sq ft
- Price: £250,000
- Subject to VAT – potentially can be treated as a TOGC
- Single units for sale as well

Location:

Glenrothes is located in Fife, which is in east-central Scotland. It is a large town with a population of 50,000. It benefits from good transportation links, with Dundee miles to the north and Edinburg 30 miles to the south.

Occupiers close by include a Woodside Community Centre, Aldi and a range of local businesses.



Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.



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Unit	Tenant	Monthly Rent	VAT	Total Monthly Rent	USE	Break option	Lease Expiry	Sq ft
20	Megan Williamson T/A Behind the Tattoo	£479.17	£95.83	£575.00	Tattooist	None	31/01/2027	500
22	CARDENDEN KEBAB & PIZZA LTD	£451.67	£90.33	£542.00	Take Away	13/05/2023	13/05/2026	500
24	Gemma Barrie	£400.00	£80.00	£480.00	Barbers/ Hairdressers	07/01/2025	06/01/2027	500
26	Any Syczynski & Vikki howatson	£413.00	£82.60	£495.60	Beauty Salon	None	30/03/1930	500
36	Vacant	£0.00	£0.00	£0.00	-	-	-	500
38	Vacant	£0.00	£0.00	£0.00	-	-	-	500
50	Vacant	£0.00	£0.00	£0.00	-	-	-	500
52	Vacant	£0.00	£0.00	£0.00	-	-	-	500
TOTAL		£1,743.34	£348.76	£2,092.60	-	-	-	4000



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