



VANDERWALD

FOR SALE

Woodside Way

Glenrothes KY7 5DF



Vanderwald Estates Ltd
vanderwald.co.uk
info@vanderwald.co.uk
020 8157 7450

Description:

We are happy to bring to market an excellent investment opportunity. This investment comprises 7 retail units on a commercial square well located in Glenrothes. The shops are on the ground floor of three story buildings. There are residential units above (not included in the sale). Each unit has large glass frontage, an open plan internally with a W/C at the rear.

The units are being offered at a discount for all 7, or for £40,000 each.

Key Features:

- Heritable Interest - Freehold
- Current rent reserved is £19,690 p.a.
- ERV is £34,000+ p.a.
- Total accommodation approx. 325 sqm / 4,200 sq ft
- Price: £250,000
- Subject to VAT – can be treated as a TOGC

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.

