

# TO LET

Retail Unit,  
Bus Station, Postgate, Glenrothes, KY7 5NU



- Subjects within Glenrothes Bus Station
- Situated in the town centre of Glenrothes
- Net Internal Area 41.7m<sup>2</sup> approx.
- Offers in the region of £8,500 per annum are invited.

## Description

A retail unit within Glenrothes Bus Station benefitting from an acoustic tiled ceiling and recessed fluorescent lighting. It has a concrete floor and painted plastered walls. The entrance at the front of the unit from within the bus station. Access is also available at the side of the unit via a ramp within the bus station.

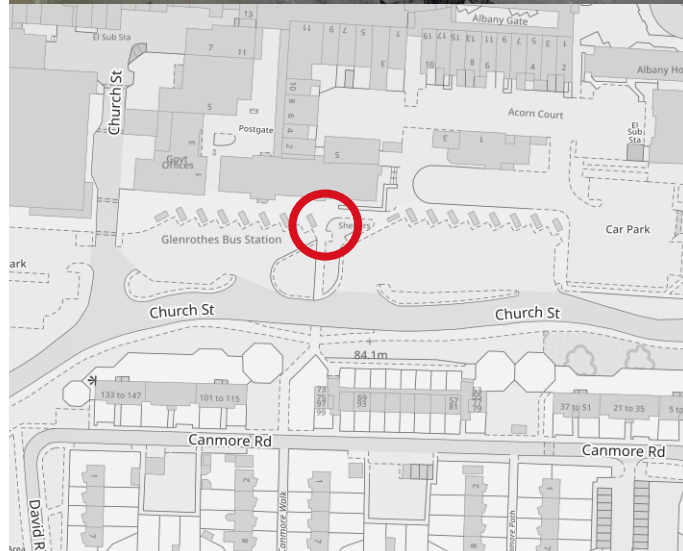
Public toilets (charged) are located adjacent to the subject property.

## Services

The Subjects are served by an electricity sub meter. There is no gas or water supply.

## Use

The Subjects were most recently used as a convenience store. Other uses within Use Class 1A may be considered.



## Location

The Subjects are located within Glenrothes Bus Station in Glenrothes Town Centre. The bus station is located at the southern end of the town centre.

The Subjects, and the location are ideally suited to retail. Surrounding occupiers within the bus station include a cafe and a seamstress.

## Accommodation

In accordance with RICS guidance, the Subjects extend to a net internal area of 41.7m<sup>2</sup> or thereby.

## Rent

Offers in the region of £8,500 per annum are invited.

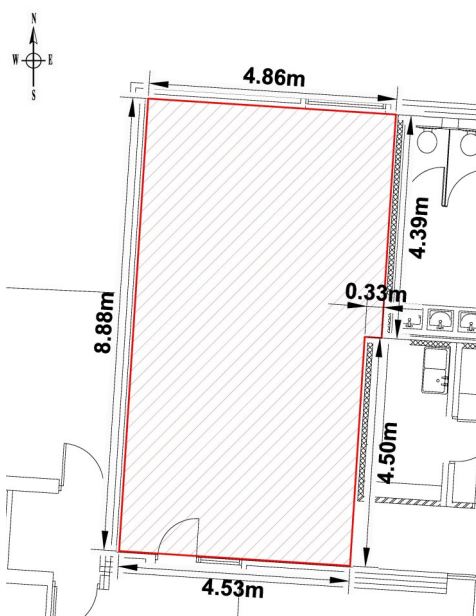
## Opening Hours

The Subjects may trade at any time within the normal opening hours of the Bus Station which are currently:

- Monday to Friday: 07:30—22:30
- Saturday: 08:00—22:30
- Sunday: 12:00—20:30

These opening hours may be subject to periodic review by the Council.

## Floor Plan



## Rateable Value

The Subjects are entered in the Valuation Roll with a rateable value of £9,800. (ref no: 135320343)

## VAT

The rent is exempt from Value Added Tax.

## Energy Performance Rating

The Subjects has an EPC rating of G.

## Viewing

To arrange an appointment to view the premises and for further information please contact:

estates.enquiries@fife.gov.uk or call

Fife Council: 03451 555 555 + 450 382

## Closing Date

A closing date has not been set and offers must be submitted via [estates.tenders@fife.gov.uk](mailto:estates.tenders@fife.gov.uk) with the below reference stated in the email subject line:-

**Reference: Retail Unit, Glenrothes Bus Station - 005031**

## Disclaimer

Fife Council does not bind itself to accept the highest or any offer for the Subjects. In supplying these particulars, Fife Council is not issuing instructions and will not, therefore, be liable for agents or any other fees. These particulars are believed to be correct but are supplied for information only and intending parties shall require to satisfy themselves as to their accuracy. They are not deemed to form any contract or part of any contract, which may be entered into. The successful applicant will be responsible for their own legal costs, surveying costs, recording dues and Land and Buildings Transaction Tax.