

# FOR SALE

OFFICE/RETAIL



3 Acorn Court, Glenrothes, Fife, KY7 5LZ



- **Prominent location adjacent to Kingdom Shopping Centre and Glenrothes Bus Terminal**
- **Qualifies for 100% rates relief**
- **Premises extend to 50 sq m (539 sq ft)**
- **Parking readily available**

**VIEWING & FURTHER INFORMATION:**  
Enquiries should be directed to:

Shepherd Chartered Surveyors  
11 Wemyssfield  
Kirkcaldy  
KY1 1XN  
Tel: 01592 205 442

Contact:  
Paul Carr  
Email: [p.carr@shepherd.co.uk](mailto:p.carr@shepherd.co.uk)

Bilal Ashraf  
Email: [b.ashraf@shepherd.co.uk](mailto:b.ashraf@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)

## LOCATION

Glenrothes is Fife's third largest town with a population approaching 40,000 persons and is located approximately equidistant to the cities of Edinburgh (32 miles) and Dundee (27 miles). Glenrothes is situated around 7 miles from Kirkcaldy. The town is served with all essential transport, medical, educational and shopping facilities.

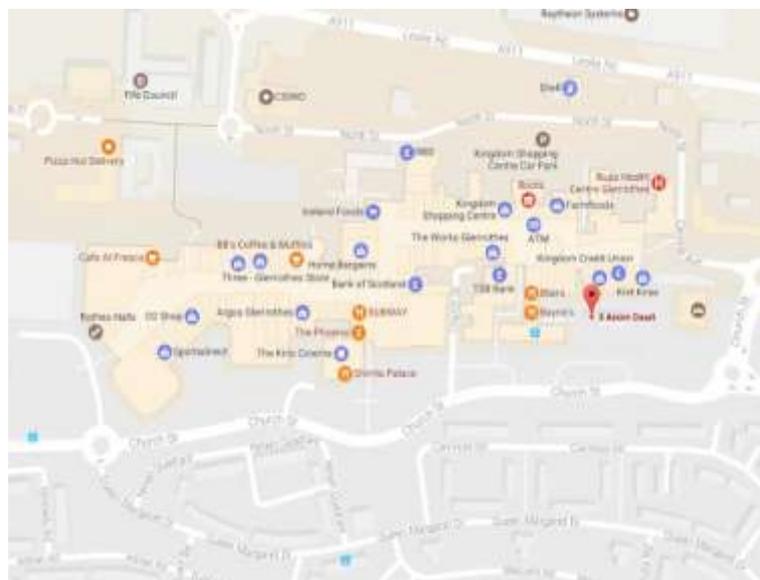
The property is prominently located within the commercial centre of Glenrothes lying adjacent to the Kingdom Shopping Centre and the Glenrothes Bus Terminal. This location generates high levels of pedestrian foot fall and would be suitable for a variety of commercial uses. Glenrothes Town Centre has also been earmarked for substantial redevelopment which will regenerate the area.

## DESCRIPTION

The subjects comprise a semi-detached single storey property suitable for retail/office space. The main walls are of brick construction and the building is surmounted by a flat roof. The property is accessed via a pedestrian door to the front elevation with a timber single glazed window frontage protected by security shutters. Internally the accommodation comprises an open plan retail/office space with smaller portioned meeting rooms and toilet facilities.

## ACCOMMODATION

We have calculated the internal floor area to be 50.11 sq m (539 sq ft).



**Paul Carr**  
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**Bilal Ashraf**  
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## RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £6,500 per annum.

## PRICE

Our client is seeking offers in excess of £75,000.

## EPC

Released on application.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction.

## VIEWINGS

By appointment only, contact Paul Carr or Bilal Ashraf.

