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Leasehold For Sale

Saltire Retail Park, Pentland Park, Glenrothes, KY6 2AL

Sainsbury's

- Consent for food use
- 35,635 sq ft Retail Park Opportunity
- Lease expires on 1st October 2035 with a passing rent of £315,095 per annum
- Adjacent occupiers include Matalan, Poundstretcher, Jollyes and American Golf.

Location

Glenrothes is one of Fife's principal commercial centres, Saltire Retail Park is a prominent out-of-town retail park, approximately 1 km south-west of the town centre.

The scheme benefits from excellent visibility and accessibility, fronting both Western Avenue (A911) and Caskieberran Drive, key arterial routes serving the wider Glenrothes area.

The retail park comprises a well-established retail destination anchored by national occupiers including Matalan, Poundstretcher, Jollyes and American Golf, benefiting from extensive on-site parking. Its accessible location, ample parking provision and established retail offer make Saltire Retail Park one of Glenrothes' key retail warehouse destinations, serving both the local population and the wider Fife catchment

Description

The property is arranged over the ground floor only with the approximate floor area:-

	Sq m	Sq ft
Ground	3,311	35,635
Total	**3,311**	**35,635**

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Current Lease Terms

The existing 25-year lease from 25th November 1988 has been extended by a minute of variation. The new lease expiry is the **1st October 2035**.

The passing rent is currently **£315,095pa**. The rent is to be reviewed to the higher of passing rent or open market on the **1st October 2030**.

The lease permits the property to be used as a supermarket or any other use within Class 1A.



Parking

There are approximately 60 parking spaces.

Planning

Planning consent for retail and foodstore use.

Interested Parties should make their own planning enquiries with Fife Council.

Fife Council

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Premium

Unconditional offers are invited, subject to contract.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing

Strictly via the sole letting agent only.

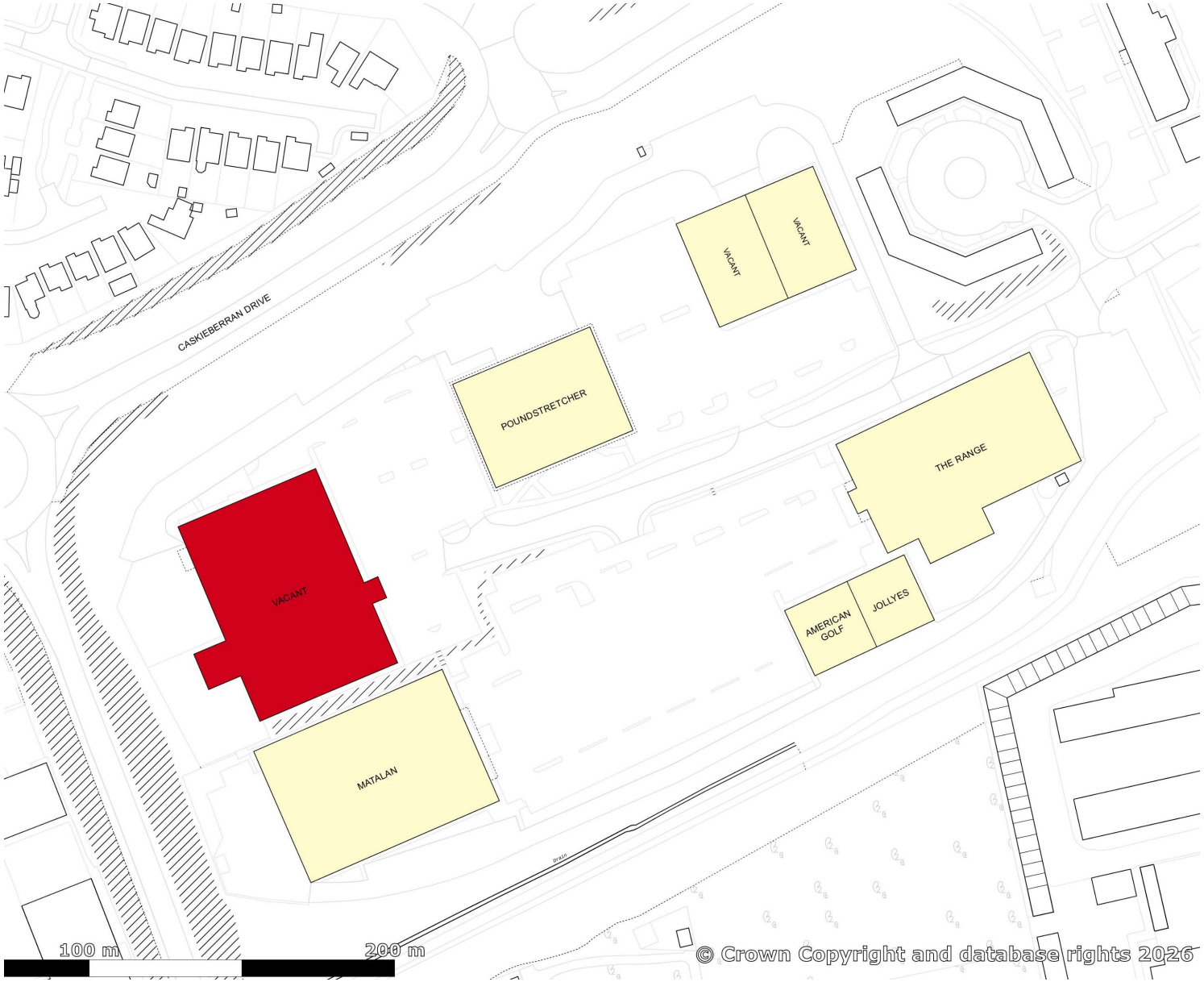
Microsite

Additional information can be accessed via a data room.

Click to access Microsite






CASKIEBERRAN DRIVE
VACANT
VACANT
POUNDSTRETCHER
THE RANGE
VACANT
AMERICAN GOLF
JOLLYES
MATALAN
100 m
200 m
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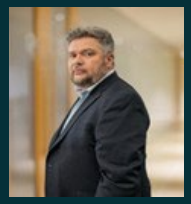
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These particulars were produced in November 2026.