



TO LET / FOR SALE

PROMINENT GROUND FLOOR RETAIL UNIT

KIRKCALDY, 174 HIGH STREET KY1 1JW

- EXCELLENT LOCATION ON THE PEDESTRIANISED HIGH STREET
- PROMINENT SHOP UNIT BENEFITTING FROM LARGE GLAZED FRONTAGE
- SURROUNDING OCCUPIERS INCLUDE MARKS&SPENCER, DEBENHAMS, WATERSTONES, WH SMITH, THOMAS COOK, BHS, H SAMUEL, RIVER ISLAND, SPECSAVERS, BODYCARE ETC

ACCOMMODATION

All arranged over ground floor and basement including storage and toilet facilities, providing approx:

Ground Floor	1,020sqft	[94.8sqm]
Basement	200sqft	[18.6sqm]

RATES

Now that the ground floor has been separated from the upper floors the Rateable Value is being reassessed.

RENT/PRICE

Available on the basis of a new full repairing & insuring lease. Rental offers in excess of £17,500pa exclusive of VAT, are invited.

Alternatively our clients will consider a sale of their heritable interest. Offers in excess of £150,000 exclusive of VAT, are invited.

USE

The subjects currently have Class 1 Retail Consent however may also be suitable for Class 2 & 3 Uses, subject to obtaining planning consent.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating F+ [Copy available on request]

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any SDLT, Registration Dues and VAT applicable.



ENQUIRIES

Viewing & further information available by contacting the joint agents.



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