

FOR SALE

PROMINENT RETAIL UNIT

KIRKCALDY, 180 HIGH STREET KY1 1JW



- GOOD LOCATION ON THE PEDESTRIANISED HIGH STREET
- EXCELLENT ACCOMMODATION OVER GROUND & FIRST FLOORS
- SURROUNDING OCCUPIERS INCLUDE M&S, DEBENHAMS, WH SMITH, THOMAS COOK, SPECSAVERS, BODYCARE, NEW LOOK, MARIE CURIE ETC

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LOCATION

Kirkcaldy is located on the east coast of Scotland and represents one of the principal towns in the Fife Region. The town has a resident population of circa. 50,000 persons with a catchment of over 100,000 within a 6 mile radius. The town benefits from strong rail & road links via the A92 to the M90 giving access south to the Forth Road Bridge and the main Scottish motorway network and north to Perth, Dundee, Aberdeen & Inverness.

ACCOMMODATION

The subjects provide the following approximate areas:

Ground Floor Sales	191.90 sqm	2,066 sqft
Rear Storage & WC/Kitchen	10.68 sqm	115 sqft
First Floor Storage & WC	45.40 sqm	488 sqft

PRICE

Offers in excess of £220,000 exclusive of VAT, are invited.

RATES

We understand the subjects are currently entered in the Valuation Roll as follows:

Rateable Value – £51,250.

USE

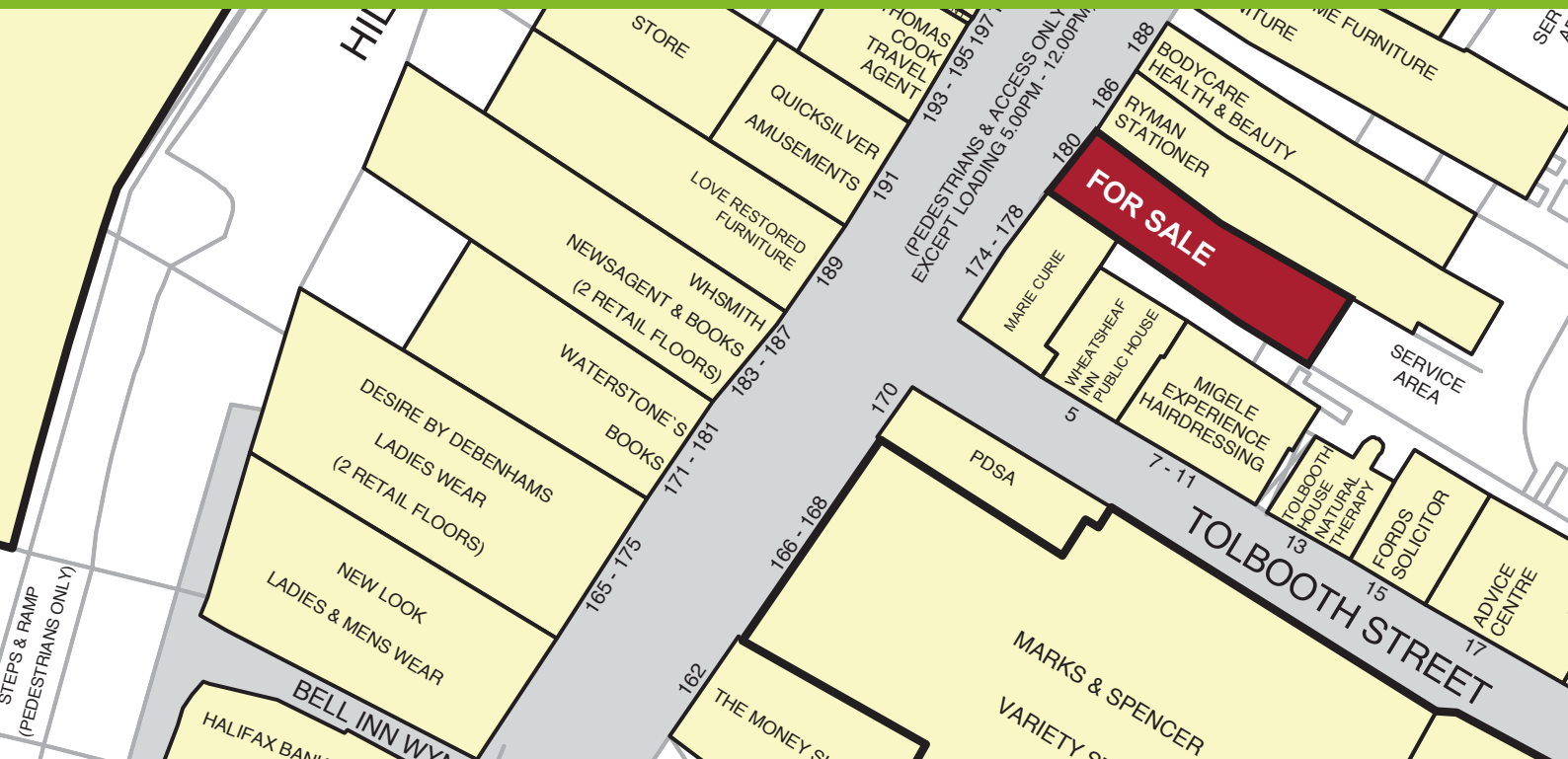
The premises currently have Class 1 Retail Consent however may be suitable for Class 2 & 3 Uses, subject to obtaining planning consent.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – G [Copy available on request].

LEGAL COSTS

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



ENQUIRIES

Viewing & further information available by contacting the joint agents.



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