



267 High Street, Kirkcaldy, KY1 1JH

- Attractive and well presented Retail Unit
- Excellent Town Centre Location
- Local Authority Car Parking in the nearby vicinity
- Open plan layout
- Extends to 73.0 sq.m (785 sq.ft)



LOCATION

The subjects are located within the Scottish Town of Kirkcaldy, located within the thriving Fife region. Kirkcaldy is a former Royal Burgh and has a population of circa 50,000 making it the second largest town in the Kingdom of Fife. The town is situated on the east coast of Scotland and is only 11.5 miles North of Edinburgh.

More specifically, the subjects are situated towards the east side of Kirkcaldy High Street in a prominent position. This is a popular and busy situation which benefits from a high level of footfall.

Kirkcaldy benefits from excellent transport links with the A92 and M90 linking Fife to the motorway network and beyond. Kirkcaldy is on the 'mainline' rail line with the station situated in the Town centre. The Town also benefits from a Town centre bus station.

DESCRIPTION

The subjects comprise a mid-terraced, ground floor retail unit, set within a traditionally constructed three-storey stone tenement building surmounted by a pitched and slated roof. It benefits from a traditional display frontage, with access being via a roller security shutter and an aluminium framed pedestrian door located to the front of the unit.

It has a mixture of carpeted and tile floor overlay with walls and ceilings provided in painted plasterboard. Natural Lighting is provided by the display frontage with also a large and attractive Cupola feature to the rear shop area. This is supplemented by artificial light in the form of inset spotlight and pendant fixtures.

Accommodation is arranged to provide large a good sized main retail area with a secondary retail/storage area, T prep and toilet facilities.

ACCOMMODATION

The subjects extend to the following Net Internal Areas.

Area / Floor	Accommodation	Sq.M	Sq.Ft
Ground Floor	Retail Unit	73.0	785
Total		73.0	785

RENTAL PRICE

Offers are invited in the region of £8,500 p.a, exclusive of VAT

SALE PRICE

POA

LEASE TERMS

The subjects are offered on a Full repairing and Insuring lease term for a period to be negotiated, incorporating rent reviews at appropriate intervals.

RATEABLE VALUE

The Scottish Assessors Portal notes the subjects carry a Rateable Value of £7,200. The subjects may be liable for full relief under the Small Business Bonus Scheme (subject to personal criteria which should be confirmed with the Local Authority).

EPC

A copy of the EPC is available upon request.

LEGAL COSTS

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

VAT

For the avoidance of doubt all prices are exclusive of VAT unless otherwise stated and any prospective purchasers should satisfy themselves independently as to the incidence of VAT involved in this transaction.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



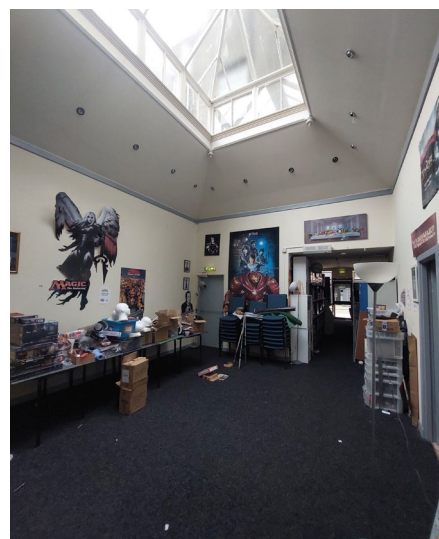
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IMPORTANT NOTICE

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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: June 2023