



**17 Tolbooth Street,  
Kirkcaldy,  
KY1 1RW**

- Excellent Town Centre Location.
- NIA 195.17 sq.m (2,100 sq.ft)
- Potential Development Opportunity (STP)
- Suitable for Alternative Uses (STP)

## 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.

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.

More specifically, the subjects are situated on the east side of Tolbooth Street, towards its northern extent and in near proximity to the junction of the pedestrianised Kirkcaldy High Street. This is a popular and busy situation which benefits from a high level of footfall with Local Authority car parking opposite..

## DESCRIPTION OF PROPERTY

The subjects comprise Office premises contained within a larger terraced 2 storey building of stone construction, partially rendered and painted externally set beneath a pitched roof clad in tile.

Internally, the floorspace is arranged to provide a number of office and ancillary rooms which have been created by a mixture of solid and demountable partitioned walls across both the ground and 1st floors.

The subjects are considered suitable for an ongoing office use but may also be found suitable for alternative uses, or residential redevelopment, subject to obtaining suitable Statutory consents



## ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Gross/Net Internal Area basis:

AREA / FLOOR	SQ M	SQ FT
Ground	130.38	1,403
First	64.79	697
<b>TOTAL</b>	<b>195.17</b>	<b>2,100</b>

## RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current Rateable Value of £11,400.

## RENT / SALE PRICE

Offers are invited in the region of £125,000 for the outright heritable interest.

## 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.

## EPC

EPC will be available upon request.

## FURTHER INFORMATION

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



To arrange a viewing please contact:



**Duncan Fraser**

Associate

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07769 377 431

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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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