

- Retail Warehouse with Neighbouring Retail Parade and Storage Containers
- Large (predominantly) rectangular site close to the towns Esplanade
- Southernly Sea Views
- Existing buildings extend to approximately 2,604 sqm / 28,029 sqft
- Site extends to approximately 1.6 acres (0.64 Hectares)
- Offers Invited

**GRAHAM  
SIBBALD**



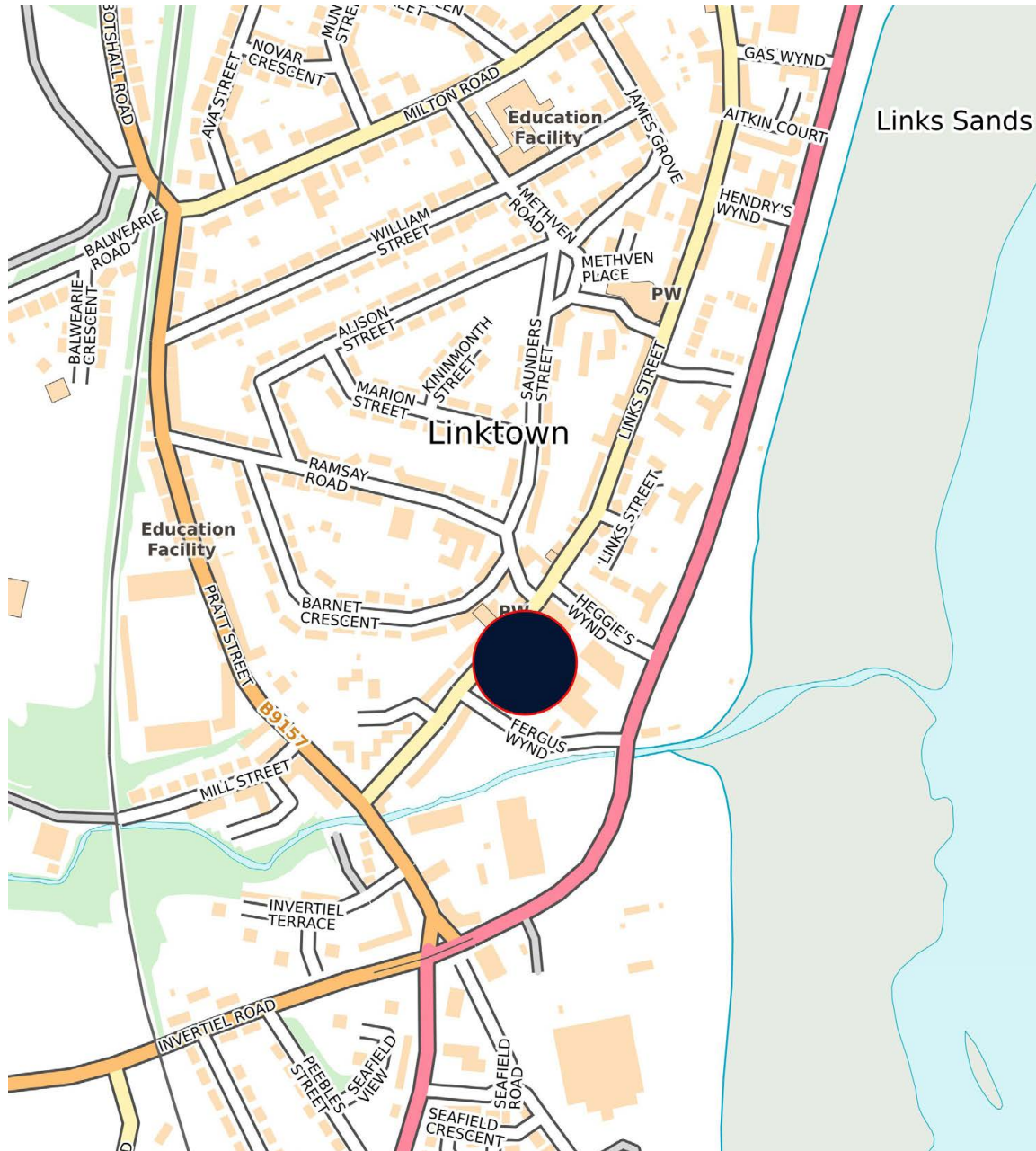
Video Tour

**FOR SALE**

Large Retail Warehouse / Redevelopment  
Opportunity (STP)

**278 LINKS STREET**  
KIRKCALDY, KY1 1SG





#### LOCATION

Kirkcaldy is the second largest town in Fife situated on the north banks of the Firth of Forth approximately 12 miles directly north of Edinburgh and 30 miles to the south west of Dundee. With an estimated population of some 50,000, the town is a major service centre for central and East Fife and offers a leisure centre, theatre, museum, art gallery, three public parks and an ice rink. The neighbouring town of Glenrothes is home to Fife Councils HQ which provides high levels of employment.

More specifically, the site is bounded by Links Street to the north, Heggies Wynd to the east, Fergus Wynd to the west and The Esplanade to the south. The surrounding area offers a complimentary blend of commercial and residential uses with the major supermarket chains Morrisons and Lidl within a short walking distance. The site is bounded by a private members Gym (Gym 64), a car dealership and The Philp Hall which is a local community centre.

To the south of the Esplanade is a former bus depot site which previously trialled Hovercraft crossings directly to Seafield in Edinburgh. This unfortunately didn't lead to a permanent mode of commuting transport connecting Kirkcaldy to the capital city of Edinburgh, however, the site has more recently been promoted for a mixed use residential led development opportunity.

#### DESCRIPTION

The site extends to approximately 1.6 acres and slopes slightly from north to south. The majority of the site has a large traditional warehouse which currently operates as a retail unit. Fronting Links Street is a traditional stone constructed retail parade comprising 3 retail units. There are a further approximately 20 storage containers which are used for a mix of storage and pop up retail uses.

#### ACCOMMODATION

Based on measurements provided, we understand the main warehouse extends to a Gross Internal Area of approximately 2,243 sqm / 24,154 sqft or thereby

Retail Parade — 360 sqm / 3,875 sqft

Total - 2,604 sqm / 28,029 sqft

#### TENANCIES

There are numerous informal short leases licenses over the retail parade and storage containers.

We understand the storage containers achieve on average £80 pcm whilst the retail adapted containers achieve in the order of £700 per month.



#### **RATEABLE VALUE**

According to the Scottish Assessors Website, the subjects have a rateable value of £19,800.

#### **PLANNING**

The site is unallocated within the FifePlan (2017). However, it is within the Settlement Boundary of Kirkcaldy. Any proposals for redevelopment must comply with the relevant policies of the FifePlan (2017) and National Planning Framework 4.

Interested parties should discuss their proposals directly with Fife Councils planning department.

#### **METHOD OF SALE**

We are instructed to seek offers conditional on title only subject to vacant possession either with or without the storage containers.

Offers subject to planning might be considered subject to reviewing the interested parties' development proposals and their compliance with development policy.

The vendor may consider accepting clean offers which are subject to a short term lease back, for a negotiable duration, at a rent to be agreed between both parties.

#### **PRICE**

Offers are invited for our clients' Outright Heritable Interest (Scottish equivalent to English Freehold).

#### **EPC**

Can be provided on request.

#### **VAT & LEGAL COST**

All figures are exclusive of VAT which may be charged at the prevailing rate. Each party to bear their own legal costs. The purchaser will be liable for LBTT and registration dues.





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#### VIEWING & FURTHER INFORMATION

Viewing and further information available from the sole selling agents:-



**Ross Wilson**  
07803 896 939  
Ross.wilson@g-s.co.uk



**Duncan Fraser**  
07769 377 431  
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#### ANTI MONEY LAUNDERING

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 a guide only. Prospective 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. Prospective Tenants take the property as they find it.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2024

