

## FOR SALE - RETAIL

33 WHYTECAUSEWAY,  
KIRKCALDY KY1 1XF

- Prominent Office/Retail Unit
- Accessible location in high foot-fall area
- Good public transport connections

- On street parking with public car parking facilities nearby
- NIA 46.44 SQ M (500 SQ FT)
- Offers over £115,000 are invited



#### LOCATION:

Kirkcaldy is one of Fife's principal centres having a population approaching 50,000 people and a catchment area estimated to be in the region of 150,000. The town benefits from an excellent transportation system, having a railway station located on the east coast mainline, which runs from London Kings Cross via Edinburgh to Aberdeen and the East Fife Regional Road providing a first-class dual carriageway link into Central Scotland's motorway network.

The subjects are located on Whytescauseway, which runs westwards from the High Street and therefore centrally situated within the town, directly adjacent to the main commercial centre of Kirkcaldy. The location is highly accessible and has the benefit of on-street parking with public car parking facilities nearby as well as public transport connections.

#### DESCRIPTION:

The subjects comprise a single shop unit, which is of brick construction surmounted by a pitched and slated roof. The unit affords a main open space and separate rooms, which could suit a variety of uses. There are kitchen and W/C facilities to the rear, all on the ground floor level. There is access to attic storage via a spiral staircase. There is access to attic storage via a spiral staircase providing a further 138 sq ft. The shop is well fitted and appointed with a modern shop front.

#### ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

46.44 Sq m (500 Sq ft)

#### RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects have a Rateable Value of £8,400 per annum. Further information on rates payments is available at [www.saa.gov.uk](http://www.saa.gov.uk).

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

#### SALE TERMS:

Our client seeks offers over £115,000, exclusive for the heritable interest.

#### ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

#### VAT:

All prices quoted are exclusive of VAT, which maybe chargeable.

#### LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

#### ENTRY:

Upon completion of legal formalities.

#### FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP  
27 Canmore Street  
Dunfermline  
KY12 7NU

Tel: 01383 604 100 (Agency Department)

EMAIL: [lois.paterson@dmhall.co.uk](mailto:lois.paterson@dmhall.co.uk),  
[fifeagency@dmhall.co.uk](mailto:fifeagency@dmhall.co.uk)

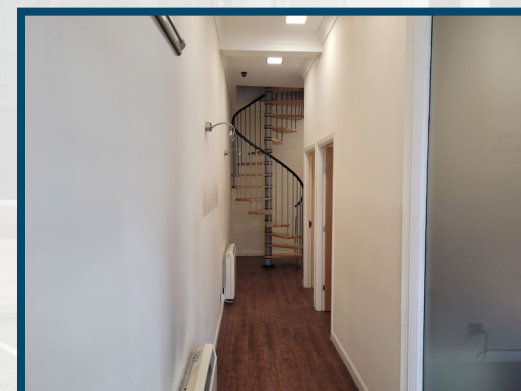
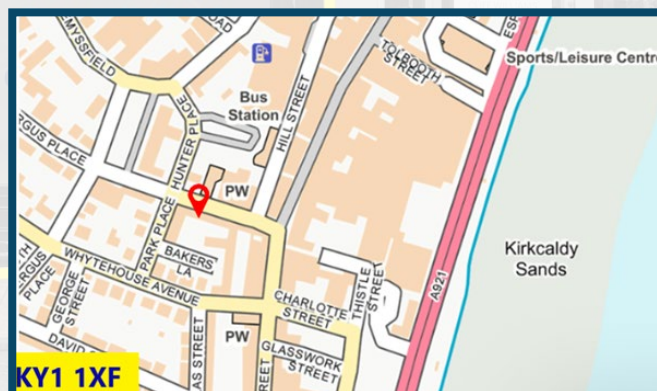
#### VIEWING:

Strictly by arrangement with the agents.

Ref: ESA3082

01592 267431

Date of publication: June 2023



#### IMPORTANT NOTE

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