WDf. whitelaw baikie figes

property details

TO LET PRIME SHOP

137 HIGH STREET KIRKCALDY KY1 1LR

Location

Kirkcaldy is located approximately 25 miles north of Edinburgh and is Fife's main shopping town with a resident population of circa 50,000 persons and a catchment of circa 200,000 persons.

The property occupies a prime location on the west side of the High Street opposite Holland & Barrett and adjoining Cancer Research and Dears Pharmacy. Boots, The Works, Vapourz and Costa are nearby.

Description

The subjects comprise a shop unit arranged over ground floor of a traditional stone-built property.

We understand the property extends to the following areas and dimensions:

Gross Frontage:	6.38 m	(20' 11")
Internal Width:	5.56 m	(18' 3")
Sales Depth:	12.57 m	(41' 3")
Built Depth:	18.52 m	(60' 9")

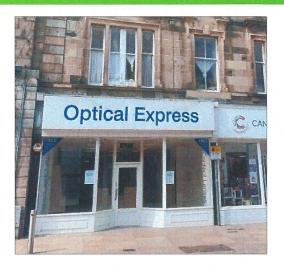
Sales: 70.23 m² (756 ft²) Staff/stock: 21.7 m² (234 ft²)

Lease Terms

The premises are available on the basis of a new full repairing and insuring lease with regular rent reviews.

Rent

Offers in the region of £17,500 per annum exclusive are invited.



Rating

The property is currently entered into the Valuation Roll at £12,800 effective from 1st April 2023.

Legal Costs

Each party to be responsible for their own legal costs, with the ingoing tenant being responsible for LBTT, recording dues etc.

VAT

All terms are quoted net of VAT where applicable.

Energy Performance Certificate

A copy of the Certificate is available on request.

Entry

Early entry is available by agreement.

Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing/Further Information

Strictly by appointment through the joint agents: Whitelaw Baikie Figes / Breck Property Consultants

David Rooney Alan Stewart 07831 489379 0141 229 5494 david@wbf.co.uk alan@breckpc.co.uk

LOCATION PLAN



Details Updated 28th February 2024

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- iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property, iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.

 v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.