

**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 m <sup>2</sup>	(756 ft <sup>2</sup> )
Staff/stock:	21.7 m <sup>2</sup>	(234 ft <sup>2</sup> )

**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 1<sup>st</sup> 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 Figs / Breck Property Consultants

David Rooney  
07831 489379  
[david@wbf.co.uk](mailto:david@wbf.co.uk)

Alan Stewart  
0141 229 5494  
[alan@breckpc.co.uk](mailto:alan@breckpc.co.uk)

## LOCATION PLAN



Details Updated 28<sup>th</sup> February 2024

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