

# DM HALL

To Let/  
May Sell

Retail/Class 2

87 High Street  
Kirkcaldy  
KY1 1LN



Ground Floor  
92 SQ M 990 SQ FT

Basement  
85.57 SQ M 921 SQ FT



# Property Details

- Town Centre retail premises
- Excellent corner frontage to busy central streets
- On street parking available
- Offers of £20,000 per annum exclusive for lease
- Offers in the region of £200,000 for purchase

## LOCATION:

Kirkcaldy is one of Fife's principal centres of commerce, having a resident population of around 50,000 persons but with a strong rising trend and forecast. The town is well served by transport links, having good road connections via the A92 to the nearby M90 and Central Scotland's motorway network.

There is a good public transport system in respect of bus links and through the existence of a mainline railway station on the Aberdeen/Dundee/Edinburgh route.

The subjects are located on the corner of High Street and Whytescausway, lying just south of Kirkcaldy's pedestrianised town centre. The location is particularly prominent with the display frontage providing excellent visibility to both passing vehicular and pedestrian trade.

The surrounding area is given over to a mix of commercial uses with both national and local operators situated nearby, these include a Morrisons Daily store, Trespass and H & T Pawnbrokers. The town's bus station also lies only a short distance to the north.

## DESCRIPTION:

The subjects comprise prominent retail/class 2 premises arranged over the ground and basement floors of a 4 storey and basement corner building with ornate features. It is of traditional stone construction contained under a pitched and slated roof.

The retail frontage extends from High Street onto Whytescausway and comprises a recessed timber/glazed entrance door together with full height, timber/glazed display windows.

Internally the ground floor is arranged to provide an open plan retail area to the front with a range of cellular office accommodation incorporated to the rear. This leads to a staff area with WC and kitchen facilities and provides access via fixed stair to the basement floor where a mix of storage style accommodation is available.



# Property Details

## ACCOMMODATION & FLOOR AREAS :

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

Floor	Accommodation	sq m	sq ft
Ground	Retail	92	990
Basement	Storage	85.87	921
<b>TOTAL</b>		<b>177.87</b>	<b>1915</b>

## LEASE TERMS:

the subjects are offered on normal Full Repairing and Insuring terms for a period to be agreed incorporating Rent Reviews at appropriate intervals.

## RENTAL:

Offers of £20,000 per annum exclusive are invited.

## ENERGY PERFORMANCE:

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

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £15,600 per annum.

## SALE PRICE:

Offers in the region of £200,000 are invited for the benefit of our clients interest.

## LEGAL COSTS:

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

## VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

## ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties. In terms of these Regulations, we are obliged to decline any offer received unless we are in possession of satisfactory evidence of the identity of the interested party. We will request information, consistent with the Regulations, to help us identify the successful party before acceptance. If sufficient information is not received, we must decline it. We will accept such information from a third party only when supplied to us by Solicitor or Chartered Accountant who will be asked to supply the compliance documents and confirm that they have identified the party consistent with the Money Laundering Regulations. We will not rely upon documents supplied by any other party. Any photo ID must be endorsed with the words, "I certify that this is a true likeness" and signed accordingly. Where satisfactory evidence is not obtained, the offer must be declined and, where suspicion arises, the Money Laundering Reporting Officer advised. Unless required by any other enactment, or as otherwise agreed, documents supplied will only be used for the purposes of compliance with the Money Laundering Regulations.

# DM HALL



Regulated by  
**RICS**



## Make an enquiry

Strictly by contacting the sole selling agents

lois.paterson@dmhall.co.uk

fifeagency@dmhall.co.uk

**DM Hall LLP**

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Dunfermline KY12 7NU

01383 604 100 (Agency Department)

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