

# TO LET RETAIL UNIT

# Ryden

– PROMINENT RETAIL UNIT

– PRIME PEDESTRIANISED  
LOCATION

– AVAILABLE FOR IMMEDIATE  
OCCUPATION



**199 HIGH STREET**  
**KIRKCALDY**  
**KY1 1JD**

**1,311**  
SQUARE FEET

**122**  
SQUARE METRES

## GET IN TOUCH

**CONTACT John Conroy**

**TELEPHONE 0141 270 3176 / 07979 494915**

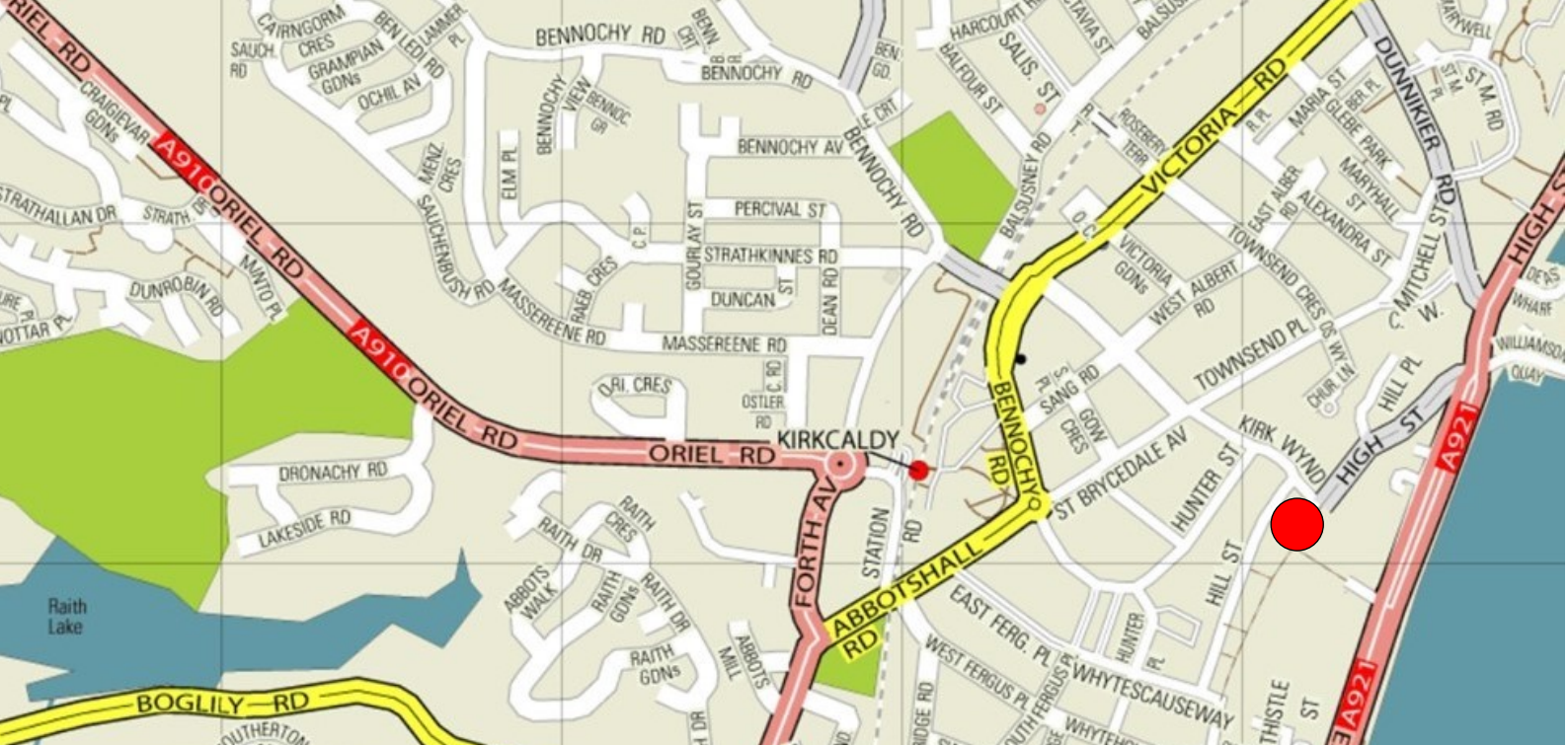
**EMAIL [john.conroy@ryden.co.uk](mailto:john.conroy@ryden.co.uk)**

Viewing is strictly by arrangement with the sole letting agent

**GLASGOW**  
**130 St Vincent Street**  
**G2 5HF**  
**0141 204 3838**



**ryden.co.uk**



## LOCATION

Kirkcaldy is the largest town in Fife with a resident population of just under 60,000 persons and a catchment in the region of 150,000 persons. The town benefits from excellent transport links with a main line railway station together with easy access to the Central Scotland motorway network.

The subjects are located on the pedestrianised section of the High Street where nearby occupiers include Specsavers, Chest Heart & Stroke Scotland, Optical Express and Holland & Barrett.

## DESCRIPTION

The property is arranged over ground floor only with staff and toilet accommodation to the rear.

## ACCOMODATION

The subjects have the following approximate areas:-

<b>GROUND FLOOR</b>	<b>122 sq m</b>	<b>1,311 sq ft</b>
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## LEASE TERMS

The subjects are available on a new Full Repairing and Insuring lease for a term to be agreed, subject to upward only rent reviews.

## RENT

Upon application.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request.

## RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £19,200. The current UBR (2021/2022) for properties with an RV under £51,000 is £0.49. Therefore, rates payable will be in the order of £9,408.

## ANTI MONEY LAUNDERING REGULATIONS

To comply with Anti 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.

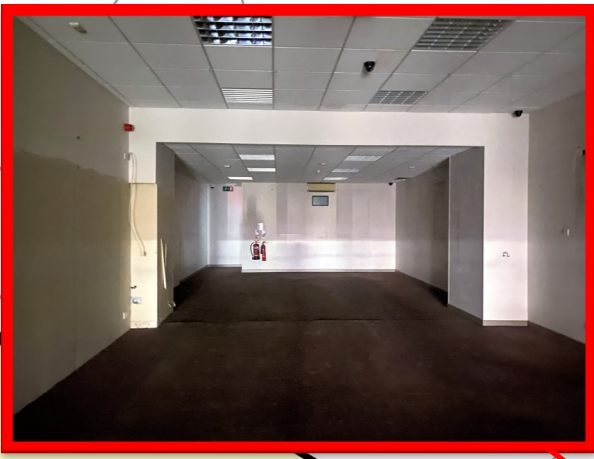
## LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for Land and Buildings Transaction Tax and registration dues.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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