



PROPERTY CONSULTANTS

EXCELLENT TOWN CENTRE SHOP UNIT TO LET

128 HIGH STREET, KIRKCALDY, KY1 1NQ.



LOCATION

Kirkcaldy is one of the main towns in the Fife Region and has a vibrant town centre shopping offer. The town has a population of approximately 50,000 and is approximately 25 miles north of Edinburgh. It benefits from all essential transport links including proximity to the A92 dual carriageway, which in turn gives access to the main motorway network.

The property occupies a prime town centre location within the pedestrianised section of High Street. The shop is located close to the main entrance to the **Mercat Shopping Centre** and other key occupiers in the immediate vicinity include **Boots**, **TSB Bank**, **Vision Express**, **Costa Coffee**, **Santander** and **Holland & Barrett**.

DESCRIPTION

The property is arranged over ground and first floor levels and has an attractive shopfront providing a central doorway with display windows to either side. The ground floor provides a regular shaped sales area with stock and toilet facilities to the rear. The first floor comprises of staff facilities and additional stock areas. We estimate that the shop provides the following approximate dimensions and areas:

Gross Frontage	20'5"	6.21 m
Internal Width	18'1"	5.50 m
Ground Floor	1080 sq. ft.	100.33 sq. m.
First Floor	959 sq. ft.	89.09 sq. m.

RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value £47,800
Uniform Business Rate (2016/2017) 51.0p

TERMS

The property is available on the basis of a new lease and we are seeking a rent in the order of £25,000 per annum

EPC

Available on request.

PLANNING

The property was last used as a Class 1 retail unit, however may be suitable for alternative uses such as office or food use, subject to the necessary consents.

Interested parties are advised to make their own enquiries directly with the local Planning Department with regard to both existing and alternative uses.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the letting of this unit.

The ingoing tenant will be responsible for Land and Building Transaction Tax, Registration Dues and any VAT incurred thereon.

ENTRY

By negotiation.

VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through:
Stephen Innes, Lambert Innes Property Consultants
Tel: 0141 248 5878

Email Stephen@lambertinnes.co.uk



PROPERTY CONSULTANTS



Lambert Innes for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) no person in the employment of Lambert Innes has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.

November 2016

77 St Vincent Street, Glasgow, G2 5TF
tel. 0141 248 5878