








TO LET/ MAY SELL Takeaway

 27 Pentland Place,
Kirkcaldy, KY2 6AG

-  69.71 sq m (750 sq ft)
-  Permission for Class 3
-  Residential area
-  Former supermarket
-  Rear service yard
-  Alternative use potential
-  Ample free parking

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PROPERTY CONSULTANCY

www.kirkstoneproperty.com



Viewing by appointment with the sole letting/selling agents;

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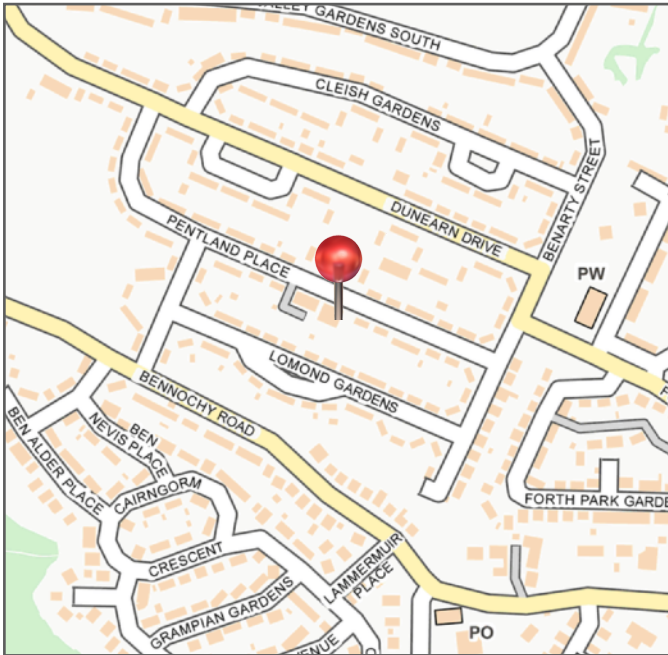
0141 291 5786



Location

Kirkcaldy is one of the principal towns in Fife and lies approximately 33 miles north from Edinburgh, 16 miles east from Dunfermline and some 7 miles south from Glenrothes. The town is also situated adjacent to the East Fife Regional Road (A92) which provides readily available road links to the motorway network of Central Scotland.

The subject property is situated on the south side on Pentland Place, bounded by Lomond Gardens and Benarty Street. The surrounding area is predominantly residential in nature. Frequent bus services operate on Pentland Place and it takes around 5 minutes' to drive to the centre of the town. Neighbouring occupiers include Kandra Creations, Royal Kitchen and Ash Hair Salon.



Description

The subjects comprise a single storey unit of masonry construction within a parade of retail shops. The roof is flat. The property benefits from accessible access and a shared goods yard to the rear. There is a roller shutter to the side of the property which acts as a goods entrance. The front of the property is secured by roller shutters. The building was built in 1963 and was previously used as a convenience store.

Internally, there is a large open retail sales space which is rectangular in shape. To the rear there is ample storage space, an office and staff welfare facilities. The flooring throughout the sales area is tiled. The walls are covered in plaster/paint and the ceilings incorporate recessed grid fluorescent tube lighting. Space heating is provided electrically.

Accommodation

The property provides the following approximate gross internal floor areas;

Floor	Accommodation	GROSS INTERNAL AREA	
		sq m	sq ft
Ground	Sales area, staff room, office & storage	69.71	750

Offers

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £7,500 per annum. Alternatively, our clients' may consider selling their heritable interest at offers in the region of £65,000.



Planning

The subjects fall within the boundary of Fife Council Local Development Plan. Full Planning Permission (REF: 23/01596/ FULL) has been granted for the change of use from retail unit (Class 1A) to hot food takeaway (Sui Generis) and installation of extraction flue. Appropriate uses which may be considered by the Council are detailed in the appropriate Policy. All planning queries should be made directly to Fife Council.

Particulars

Rateable Value	To be reassessed
EPC	Available upon request
VAT	The subjects are elected for VAT, therefore, VAT is payable.
Legal Costs	Each party responsible for their own

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