

RETAIL

TO LET

69 High Street
Kirkcaldy
Fife
KY1 1NL

- Ground floor retail unit
- Prominent town centre location, with on-street loading bays
- Net internal area approx. 98.01 sq m (1,055 sq ft)
- Rent - £12,000 per annum, exclusive

DM HALL
CHARTERED SURVEYORS



Commercial Department
27 Canmore St, Dunfermline KY12 7NU
01383 604100

LOCATION:

Kirkcaldy is one of Fife's principal centres having a population approaching 50,000 persons and a catchment area estimated to be in the region of 150,000. The town benefits from an excellent transportation system, having a railway station located on the east coast mainline which runs from London Kings Cross via Edinburgh to Aberdeen and the East Fife Regional Road providing a first class dual carriageway link into Central Scotland's motorway network.

The subjects themselves are located on the western side of High Street, to the southern periphery of the town centre with neighbouring occupiers including The Exchequer Pub, Manifesto Clothing and Charles Clinkard Fine Footwear.

The exact location of the subjects is noted on the appended map.

DESCRIPTION:

The subjects comprise a ground floor retail unit contained within a mid-terraced, three storey tenement block. The property is of traditional construction beneath a mix of pitched and slated roofs and a flat roof to the rear.

Internally, the property is arranged to provide sales/retail area to the front, together with office/store to the rear as well as associated staff kitchen and W/C facilities.

The retail frontage to High Street benefits from 2 large timber and glazed display windows, together with a central timber and glazed entrance door.

ACCOMMODATION:

We calculate that the subjects extend to the following approximate area:

NIA: 98.01 sq m (1,055 sq ft)

RATEABLE ASSESSMENT:

With reference to the Scottish Assessors' Association website, we note that the subjects are entered in the current Valuation Roll at

Rateable Value of £12,000 per annum.

The Government's Small Business Bonus Scheme gives reliefs up to 100% of liability (depending on circumstances) for properties with a Rateable Value of £18,000 or less. Further details of the scheme can be obtained on the Scottish Government website.

LEASE TERMS:

The subjects are offered on normal, full repairing and insuring terms for a period to be negotiated, incorporating rent reviews at appropriate intervals.

RENTAL:

Offers of £12,000 per annum, exclusive are invited.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request, however, the subjects are G rated.

VIEWINGS:

Strictly by appointment with the sole letting agents.

DATE OF ENTRY:

By agreement.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

LEGAL COSTS:

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

FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

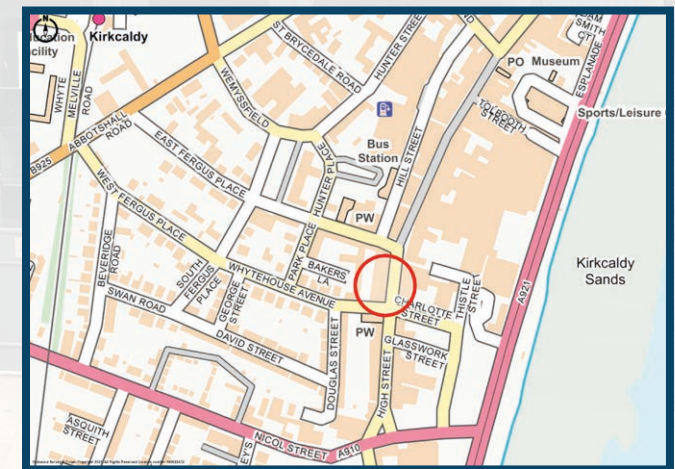
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