

# TO LET

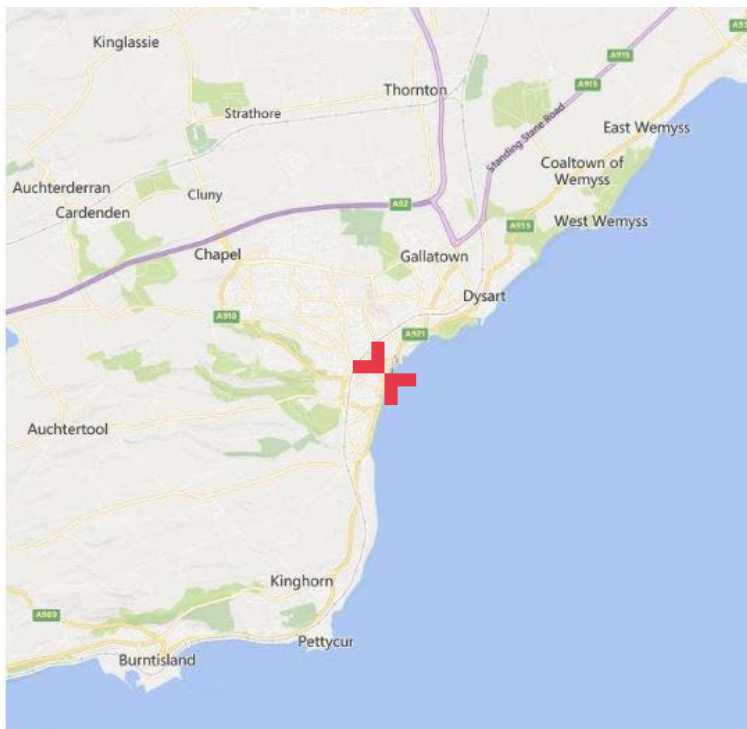
RETAIL/REDEVELOPMENT OPPORTUNITY

**GRAHAM  
SIBBALD**



## 218 High Street, Kirkcaldy, KY1 1JT

- Located adjacent to pedestrian zone of High Street.
- Flexible lease terms
- Building/ roof recently renovated
- Mercat Shopping Centre located within a 5-minute walk
- The property extends to in 128.66 sqm (1,384.99 sq ft)



## RENT

Offers in excess of £17,000 per annum

## LOCATION

Kirkcaldy is a former Royal Burgh and has a population of 49,460 making it the second largest town in the Kingdom of Fife. The town is situated on the east coast of Scotland and is only 11.5 miles North of Edinburgh. More specifically, the subjects are situated on the west side of Kirkcaldy High Street and the North side of Hill Street. Kirkcaldy benefits from excellent transport links with the A92 and M90 linking Fife to the motorway network and beyond. Kirkcaldy is also well served by both rail and bus services.

## DESCRIPTION

The subjects comprise a ground floor retail unit contained within a traditional four storey stone tenement building. The property has a gross frontage to High Street of approximately 6.71 m (22 ft) incorporating modern aluminum framed plate glass display windows.



## ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

Areas / Floor etc	Sq M	Sq Ft
Total	128.66	1,384.99

## RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £13,500. The property qualifies for 100% Business Rates Relief under the Small Business Bonus Scheme.

## LEGALS

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

To arrange a viewing please contact:



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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: January 2021