TO LET / MAY SELL
RETAIL PREMISES
65 HIGH STREET, KIRKCALDY, KY1 1RN

CANNING VALE PROPERTY

LOCATION

Kirkcaldy is located approximately 25 miles north of Edinburgh and is one of the largest towns in Fife with a resident population of around 50,000 people and a catchment of around 200,000.

The subject premises are located in a prominent position in close proximity to Whytehouse Avenue.

Nearby occupiers include Charles Clinkard Shoes, JD Wetherspoons Exchequer Public House / Restaurant, Manifesto Clothing, Trespass and the Tipsy Cow.

DESCRIPTION

The premises comprise a double-windowed retail unit arranged over the ground floor only of a single storey building

Internally there is a main sales area with staff and storage facilities to the rear.

ACCOMMODATION

The main dimensions and net internal area are as follows:

Gross Frontage	19 ft 2 ins	5.83 m
Net Frontage	17 ft 3 ins	5.25 m
Ground Floor	688 sqft	63.92 sqm

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£11,500
Commercial Rate Poundage	£0.49
(exclusive of water and sewerage rates)	
Rates Payable	£5,635 per annum

Please note the rates payable may be subject to relief from the small business rates scheme or government measures announced to assist businesses during the Covid-19 outbreak.

RENT

Offers in excess of £12,500 per annum exclusive are invited.

LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a minimum term of 10 years subject to 5 yearly upward only rent reviews.

SALE

Alternatively, our client may consider selling with vacant possession. Price on application.

PLANNING

The premises currently benefit from Class 1 (Retail) consent. The premises may also be suitable for Class 2 (Office) and Hot Food Consent (Sui Generis) subject to securing a change of use.

LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant to be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred thereon.

ENERGY PERFORMANCE CERTIFICATE

EPC rating details available upon request.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the retained letting agents.

Peter Hutton

07585509466

peter@canningvaleproperty.co.uk

OR

Neil Munro Property – 0141 248 4447 / 07702 189 385

neil@neilmunroproperty.co.uk

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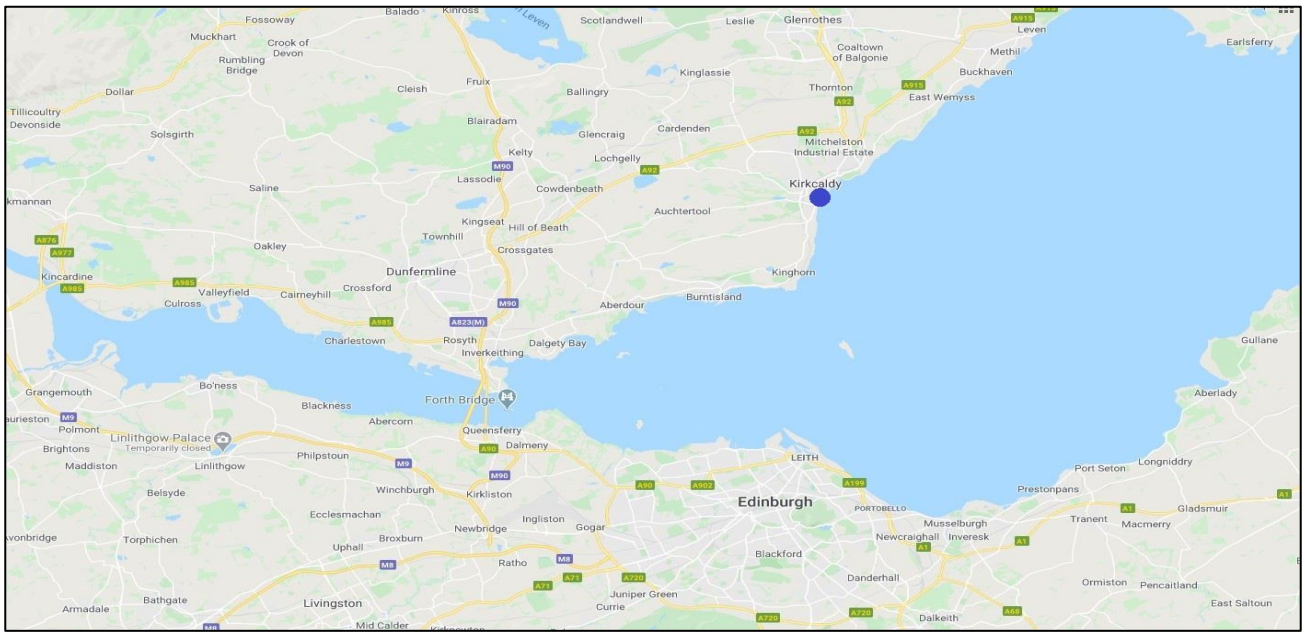

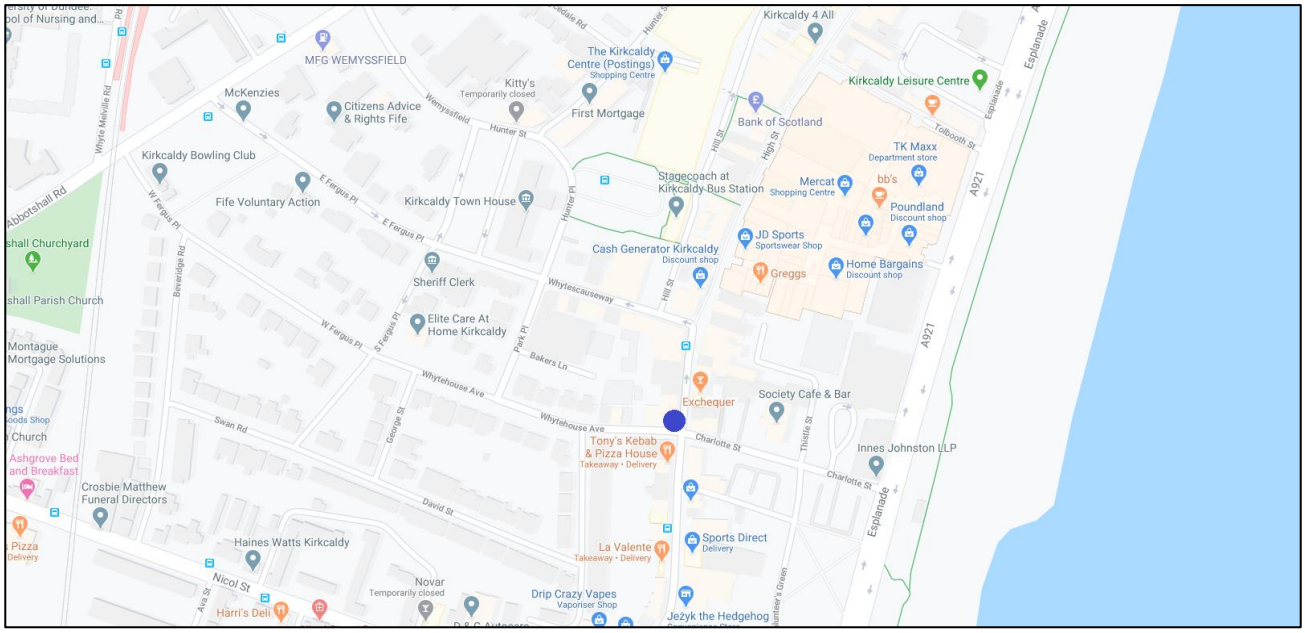

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RETAIL

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