

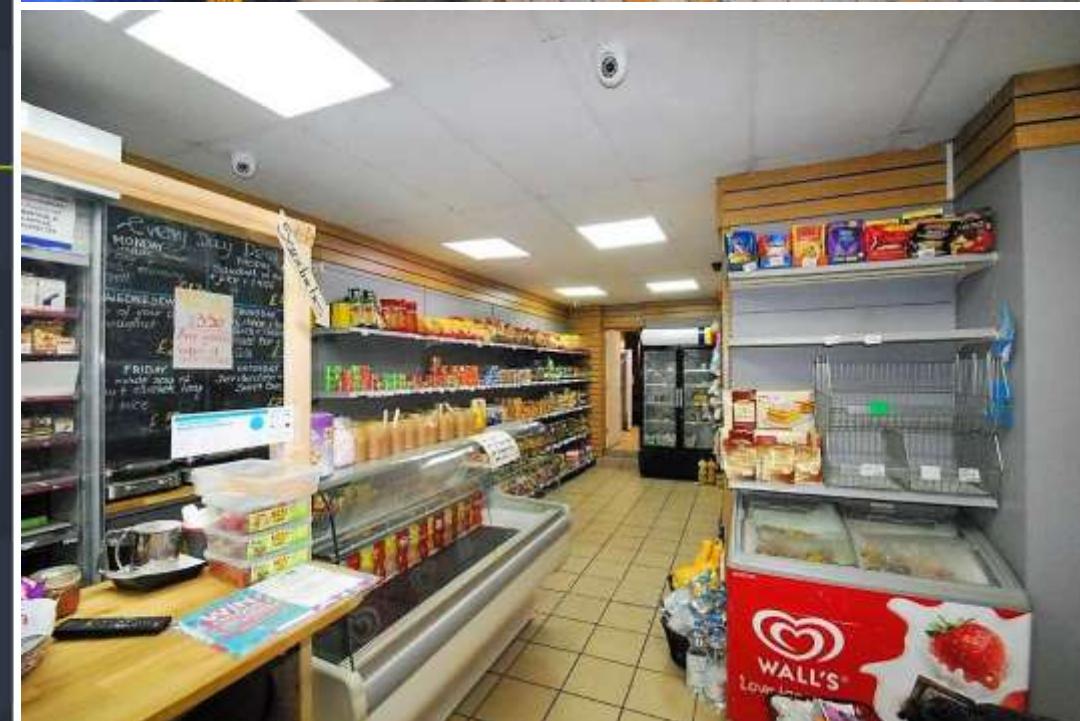


TO LET

55 High Street, Kirkcaldy,
KY1 1LL

RETAIL UNIT

- 635 FT²
- PRIME RETAIL PITCH
- HIGH LEVELS OF PASSING TRADE
- GOOD LEVELS OF NEARBY PARKING
- GLAZED FRONTAGE
- READY FOR IMMEDIATE OCCUPATION
- FULLY FITTED NEWSAGENT/
CONVENIENCE STORE



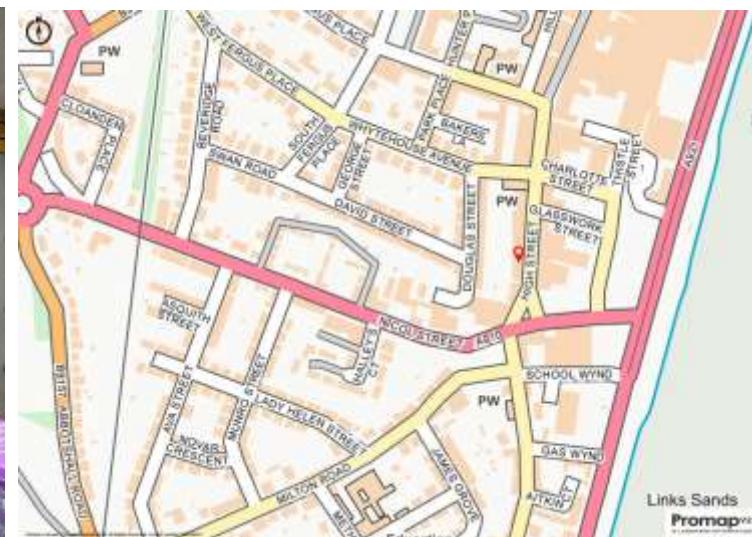
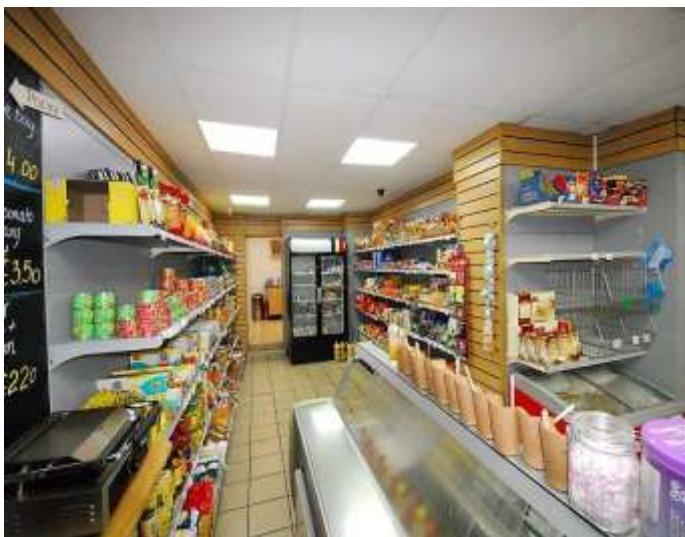
LOCATION

Kirkcaldy is a town and former royal burgh in Fife, on the east coast of Scotland. It is about 12 miles north of Edinburgh and 28 miles southwest of Dundee. The town had a recorded population of 49,460 in 2011, making it Fife's second-largest settlement and the 11th most populous settlement in Scotland.

The town is a major service centre for the central Fife area. It has a swimming pool, theatre, museum and art gallery, three public parks and an ice rink.

The A92, which connects Dunfermline to the west with Glenrothes and Dundee to the north, passes immediately north of Kirkcaldy. The A910 road connects it to the western and central parts of the town.

The subjects are located on the western side of the High Street offering a prime retail pitch with large levels of daily footfall.



DESCRIPTION

The subjects comprise a mid terraced retail unit formed over the ground floor within a three storey building of stone construction.

Internally the property benefits from a retail area, kitchen/staff area, rear store and w.c.

PROPOSAL

The subjects are presently let for a period of 5 years terminating in August 2024. Our client is looking to assign his lease or a sublease will be considered. Passing rent £866 per calendar month.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

59m²/635ft²

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Fife Council Planning Department.

RATING

Rateable value £6,900.

EPC

E.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Colin Devine

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