

RETAIL PREMISES

- > OFFERS IN EXCESS OF £55,000
- > NET AREA – 52 SQ. M. (560 SQ. FT.)
- > 100% RATES RELIEF AVAILABLE
- > GOOD SECONDARY LOCATION WITH ON STREET CAR PARKING.

FOR SALE

120 COMMERCIAL STREET, KIRKCALDY, KY1 2NX

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01592 205442 www.shepherd.co.uk



LOCATION

Kirkcaldy is the main regional centre for the surrounding area and has a resident population approaching 50,000 persons.

Kirkcaldy is centrally located in Fife, approximately 25 miles north of Edinburgh on the east coast of Scotland.

The town is served with all essential transport, shopping, educational and medical facilities and benefits from excellent transport links to the motorway network via the A92 dual carriageway.

Commercial Street is a good quality secondary location with on street car parking.

DESCRIPTION

The subjects comprise ground floor retail premises within a traditional mid terraced two storey and attic building of stone construction with pitched slate roof over. The upper floors are in residential use.

The subjects would be suitable for a variety of retail and commercial uses.

ACCOMMODATION	m²	ft²
Ground Floor		
Sales, Back shop and WC	52	560
TOTAL	52	560

RATEABLE VALUE

Rateable Value - £5,400

The property therefore qualifies for 100% rates relief.

TERMS

Our client is inviting offers in excess of £55,000 for their heritable interest.

EPC

Awaiting further details.

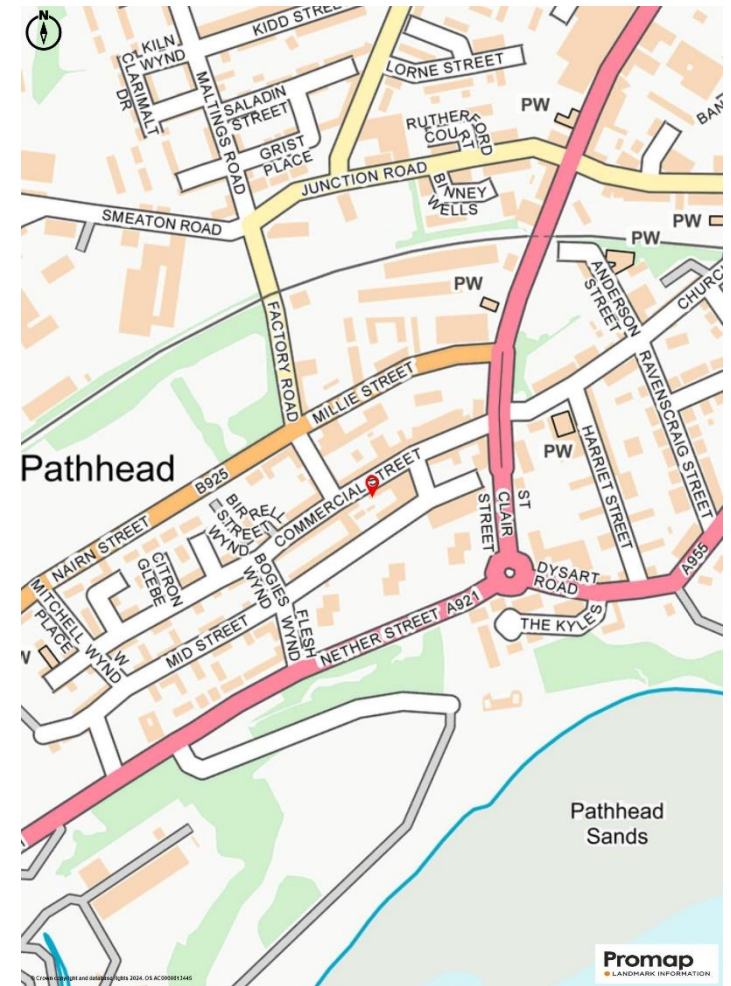
VAT

All figures quoted are exclusive of VAT.





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LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agent.

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 11 Wemyssfield, Kirkcaldy, KY1 1XN
Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01592 205442

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **MARCH 2024**