

FOR SALE

RETAIL



273 High Street, Kirkcaldy, Fife, KY1 1JH



VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

Shepherd Chartered Surveyors
11 Wemyssfield
Kirkcaldy
KY1 1XN
Tel: 01592 205 442

Contact:
Paul Carr
Email: p.carr@shepherd.co.uk

Bilal Ashraf
Email: b.ashraf@shepherd.co.uk

www.shepherd.co.uk

- **High Street location**
- **Good pedestrian footfall**
- **Parking readily available**
- **Close to amenities and good road transport links**
- **Extends to 45.73 sq m (492 sq ft) on a Net Internal Basis**

LOCATION

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

The subjects are located on the north side of High Street, close to its junction with Oswalds Wynd. The subjects are located within a mixed commercial and residential area. Nearby occupiers include Murray Properties, ACA Sports and A K Campbell and sons.

DESCRIPTION

The subjects comprise the ground floor of a two storey mid terraced block. The building is of brick construction and is surmounted by a flat roof. The floors are of solid concrete construction. Internally the shop is fitted out with tile floor coverings, papered and painted walls and plasterboard and painted ceiling incorporating down lights.

The subjects are served with mains water and electricity and drainage is to the main public sewer, with heating afforded through electric storage heaters.

ACCOMMODATION

We have calculated the Net Internal floor areas as follows:

GROUND FLOOR: Retail Space, Tea prep and WC.

Total area extends to a Net Internal Area of 45.76 sq m (492 sq ft).

LEASE TERMS

- Let to Glen Christie Hairdressing
- Let until July 2020
- Passing rent £7,000 per annum exclusive
- No Rent Review or Break Options

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a Rateable Value of £5,700.

PRICE

Our client is seeking offer over £60,000 exclusive of VAT for the sale of the premises.

EPC

EPC rating "E".

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction.

VIEWINGS

By appointment only, contact Paul Carr or Bilal Ashraf.

