



- **Prominent location on High Street**
- **Benefits from class 2 consent**
- **Extends to 337.65 sq m 3,634 sq ft**
- **Excellent footfall**
- **Private parking**

VIEWING & FURTHER INFORMATION:

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212 – 214 High Street, Kirkcaldy, KY1 1JT

Location

Kirkcaldy is one of Fife's principal centres having a resident population of approximately 50,000 persons and a further catchment area now estimated to be in excess of 150,000. The town benefits from an excellent communications system having a mainline railway station with regular services to Edinburgh and the rest of Fife on the Fife circular route.

The subjects are situated on the southern side of High Street in the town centre of Kirkcaldy, Fife. High Street is the main retailing thoroughfares within the town centre. Nearby occupiers include Cancer Research UK, H. Samuel and Thomas Cook.

Description

The subjects under report comprise a ground floor retail unit with office above forming part of a larger terrace of similar properties on the southern side of the High Street.

The accommodation within is of a regular rectangular layout with individual rooms having been created by the erection of timber stud and plasterboard partitions. The main perimeter walls are similarly plasterboard lined with painted finishes.

The floor is of solid construction and the ceiling is of suspended grid throughout incorporating inset fluorescent light fittings with diffuser panels.

Property benefit from seven car parking spaces.

Accommodation

All areas have been calculated on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice;

Floor	Area (m ²)	Area (ft ²)
Ground Floor	175.12	1,884
First Floor	73.73	793
Second Floor	88.8	947
Total NIA	337.65 sq m	3,634 sq ft

Use class

The subjects benefit from class 2 use in terms of The Town and Country Planning (Use Classes) (Scotland) Order 1997.

Price

Our client is seeking a rental of £18,500 per annum exclusive.

Rateable Value

The subjects are entered in the current Valuation Roll at a Rateable Value of £24,200.

EPC

Released on application.

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 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 on 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.

Viewings

By Appointment Only, with either Bilal Ashraf or Jonathan Reid.



Viewings

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

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