

66 High Street Kirkcaldy, Fife KY1 1NB

lot 71

Heritable Retail Investment

- Prominent unit on the High Street let to Poundstretcher Limited
- Nearby occupiers include Burton/Dorothy Perkins, Trespass and The Mercat Shopping Centre
- Close to the bus station and town centre car parks
- Potential to redevelop upper parts (subject to obtaining the necessary planning consents)

Rent
£65,000
per annum
exclusive



Rear of Property

Location

Miles: 28 miles north-east of Edinburgh
12 miles east of Forth Road Bridge
Roads: A92
Rail: Kirkcaldy (40 minutes to Edinburgh Waverley)
Air: Edinburgh Airport (26 miles south)

Situation

Kirkcaldy is a popular town in Central Fife, with road connections via the A92 and on to the A90, the main trunk road north of Edinburgh. The new Queensferry crossing (road bridge across the Firth of Forth) will improve links with the capital further when it opens in 2016. Kirkcaldy has a population of approximately 45,000, and a regional catchment of over 300,000 people. The property is well located at the western end of the High Street close to the junction with Whytecauseway. Occupiers nearby include William Hill, Trespass, Betfred and Burton/Dorothy Perkins.

Description

The property comprises a large retail unit on lower ground, ground floor and one upper floor. The first floor is not used by the tenant and is not accessible but may provide a redevelopment opportunity to an alternative use (subject to the necessary consents).

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Five Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Lower Ground	Ancillary	392.00 sq m (4,226 sq ft)	POUNDSTRETCHER LIMITED (2)	15 years from 29/08/2002 on a full repairing and insuring lease	£65,000	28/09/2017
Ground	Retail	836.70 sq m (9,006 sq ft)				
First (1)	Unused	Not Measured				
Garage		56.52 sq m (608 sq ft)				
Building Total (1)		1,285.22 sq m (13,840 sq ft)			£65,000	

- (1) The first floor accommodation is not accessible and has not been measured.
- (2) Established in 1981 Poundstretcher is the UK's leading variety discount retailer. Poundstretcher has over 400 stores nationwide and employs over 6,000 people. (Source: www.poundstretcher.co.uk 28/08/2015)

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