lot 85

158/160 High Street Kirkcaldy KY1 1NQ

Rent £60,000 per annum exclusive

Heritable Retail Investment · Prominent position on the

new 5 year lease

 Nearby occupiers include Marks and pedestrianised High Street to be let to Spencer, Next, Bank of Scotland and River Island Clothing Co. Limited on a Costa Coffee

 Close to the Bus Station and town centre car parks

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Miles: 28 miles north-east of Edinburgh 18 miles east of the Forth Road Bridge

Roads: A92 Rail: Kirkcaldy (40 minutes to Edinburgh Waverley) Air: Edinburgh Airport (26 miles south)

Floor

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Tel: Ema Gwo Tel: Ema ww

Kirkcaldy has a population of approximately 50,000 and a catchment of 150,000 from east Fife. The town is the second largest town in Fife and benefits from excellent accessibility from the Ag2 linking with the Ago south to Edinburgh and north to Perth. The new road bridge, the Queensferry Crossing, which will link Fife with Edinburgh and the south, is due to open in May 2017. The property is well located on the pedestrianised part of the High Street. Neighbouring occupiers include Marks and Spencer, Next, New Look, Costa Coffee and Bank of Scotland.

Tenant

RIVER ISLAND CLOTHING CO.

LIMITED (1)

RIVER ISLAND

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The property comprises a three storey terraced building with retail sales at ground and first floors. At second floor there is additional storage and staff and ancillary accommodation.

Heritable (Scottish equivalent of English Freehold).

Term

5 years from June 2016 on a

full repairing and insuring lease (2) (3)

Rent p.a.x

£60.000

£60.000

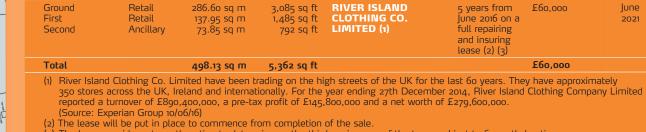
Reversion

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2021

VAT is applicable to this lot.

INTERIOR DECORATIONS	5 7-11 13 15 17	
	TOLBOOTH STREET	
NEWSAGENT & BOOKS	F PDSA CHURRTY SHOP	
(2 RETAIL FLOORS)		
WATERSTONES	8 MARKE & COMMISSION	
BOOKS	MARKS & SPENCER	
	VARIETY STORE	
DEBENHAMS		
DEPARTMENT STORE		
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Tenancy and accommodation

Use

(3) The lease provides a tenant's option to determine on the third anniversary of the term, subject to 6 months' notice.

Floor Areas (Approx)

3,085 sq ft 1,485 sq ft

5,362 sq ft

792 sq ft

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