

## lot 85

158/160 High Street  
Kirkcaldy KY1 1NQ

Rent  
£60,000  
per annum  
exclusive

## Heritable Retail Investment

- Prominent position on the pedestrianised High Street to be let to River Island Clothing Co. Limited on a new 5 year lease

- Nearby occupiers include Marks and Spencer, Next, Bank of Scotland and Costa Coffee
- Close to the Bus Station and town centre car parks



## Location

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)

## Situation

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 A92 linking with the A90 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.

## Description

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.

## Tenure

Heritable (Scottish equivalent of English Freehold).

## VAT

VAT is applicable to this lot.

## Tenancy and accommodation

| Floor        | Use       | Floor Areas (Approx) |                    | Tenant                                       | Term  | Rent p.a.x.    | Reversion |
|--------------|-----------|----------------------|--------------------|--|---|----------------|-----------|
| Ground       | Retail    | 286.60 sq m          | 3,085 sq ft        | <b>RIVER ISLAND CLOTHING CO. LIMITED (1)</b> | 5 years from June 2016 on a full repairing and insuring lease (2) (3) | £60,000        | June 2021 |
| First        | Retail    | 137.95 sq m          | 1,485 sq ft        |  |   |                |           |
| Second       | Ancillary | 73.85 sq m           | 792 sq ft          |  |   |                |           |
| <b>Total</b> |           | <b>498.13 sq m</b>   | <b>5,362 sq ft</b> |  |   | <b>£60,000</b> |           |

(1) River Island Clothing Co. Limited have been trading on the high streets of the UK for the last 60 years. They have approximately 350 stores across the UK, Ireland and internationally. For the year ending 27th December 2014, River Island Clothing Company Limited reported a turnover of £890,400,000, a pre-tax profit of £145,800,000 and a net worth of £279,600,000.

(Source: Experian Group 10/06/16)

(2) The lease will be put in place to commence from completion of the sale.

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

## For further details please contact:

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