

Lot 38

£26,150 per annum exclusive

83-85 High Street,
Kirkcaldy, Fife KY1 1LN
Heritable Retail Investment



Key Details

- Two Retail Units on Prominent High Street position
- Unit 85 let to Harvey & Thompson Ltd until 2025 (subject to option)
- Close proximity to The Mercat Shopping Centre
- Nearby occupiers include William Hill, Trespass, RBS and Poundstretcher

On Behalf of a Major Fund Manager

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 is the second largest town in Fife, benefitting 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 during the Summer 2017. The property is located on the High Street close to its junction with Whitescauseway close to the Mercat Shopping Centre. Nearby occupiers include William Hill, Trespass, RBS and Poundstretcher.

Description

The property comprises two ground floor retail units.

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion

Viewings

There will be a block viewing for this property. Please register your interest with Mhairi Jarvis. Telephone: +44 (0)131 552 5191 Email: mhairi.jarvis@acutus.co.uk.

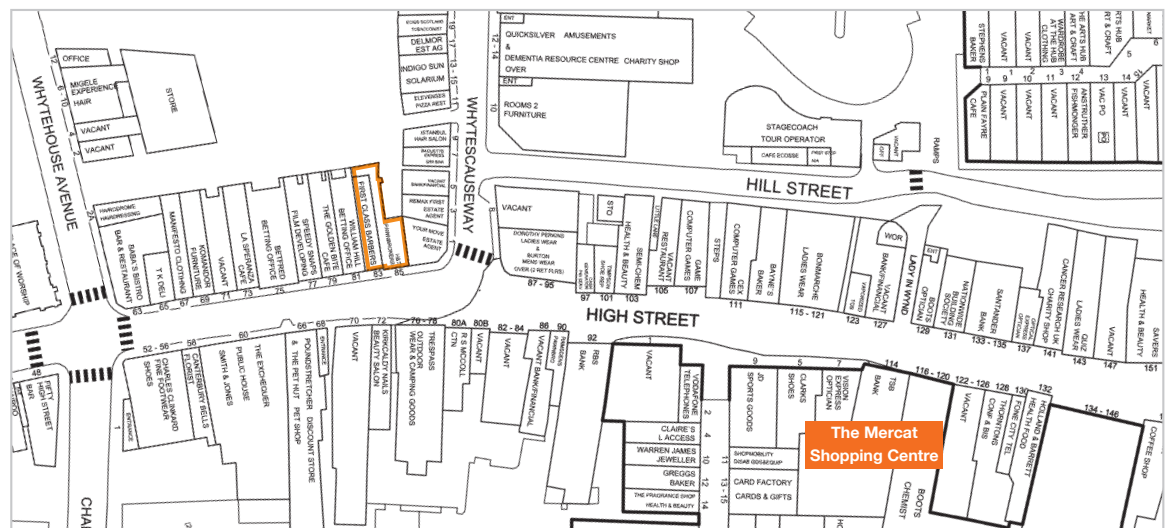
Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
83	Ground	Retail	52.58 sq m 566 sq ft	INDIVIDUAL (t/a First Class Turkish Barbers)	15 years from 19/04/2013 (1)	£12,000	11/02/2020 11/02/2025 (18/04/2028)
85	Ground	Retail	51.93 sq m 559 sq ft	HARVEY & THOMPSON LTD (2)	10 years from 01/08/2015 (3)	£14,000	01/08/2020 (01/08/2025)
83-85	-	Sub-Station	-	- SCOTTISH POWER PLC	999 years from 01/04/1995	£150	(31/03/2095)
Total			104.51 sq m 1,125 sq ft			£26,150	

(1) The lease provides an option to determine on 11/02/2018, 11/02/2021 and 11/02/2024.

(2) For the year ending 31 December 2015, Harvey & Thompson Ltd reported a turnover of £89,244,000, pre-tax profits of £7,636,000 and a total net worth of £71,545,000. (Source: Experian Group 17/01/2017)

(3) The lease provides an option to determine on 01/08/2018 and 01/08/2020.



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