

# Lot 57

£330,000 per annum  
exclusive (1)

134-146 High Street,  
**Kirkcaldy, Fife KY1 1LN**

**Substantial Heritable (2) Retail Opportunity**



## Key Details

- Substantial Former Department Store
- Approximately 38,660 sq ft
- Let to British Home Stores Limited (in administration)
- May appeal to Investors, Developers and Owner Occupiers
- Future Redevelopment and Change of Use Potential (subject to consents)

## Location

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

**Roads:** A92

**Rail:** Kirkcaldy Railway Station  
(40 minutes to Edinburgh Waverley)

**Air:** Edinburgh Airport

## Situation

The property is situated in a prime retailing location on the eastern side of the pedestrianised section of High Street, in the heart of Kirkcaldy town centre. The property fronts The Mercat Shopping Centre which also houses occupiers including Marks & Spencer, Boots, The Chemist, JD Sports, TK Maxx, Superdrug, Peacocks and Poundland. Car parking is provided by The Esplanade (approx. 502 spaces) and The Thistle (approx. 213 spaces) car parks, both of which are located nearby.

## Description

The property comprises a substantial former department store, arranged over ground, basement, first and second floors.

## Tenure

Heritable (Scottish Equivalent of Freehold).  
(2) A small part of the property (accessway to The Mercat Centre) is held leasehold for a term expiring 15th May 2099 at a nominal rent.

## VAT

VAT is applicable to this lot.

## Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Rent p.a.x.
Ground	Retail/Ancillary	1,728.00 sq m	(18,600 sq ft)	BRITISH HOME	£330,000
Basement	Ancillary	387.87 sq m	(4,175 sq ft)	STORES LIMITED	(No rent being received)
First	Ancillary	1,410.73 sq m	(15,185 sq ft)	(1)	
Second	Ancillary	65.03 sq m	(700 sq ft)		
<b>Totals</b>		<b>3,591.63 sq m</b>	<b>(38,660 sq ft)</b>		

(1) The property is currently let to British Home Stores Limited (in administration and not in occupation) at £330,000 per annum. Following the BHS CVA in April 2016, this rent was reduced by 50%. No rent has been received since 16th August 2016, although the lease remains in place.



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