

Lot 67

£10,000 per annum
exclusive

267 High Street, Kirkcaldy, Fife KY1 1JH

Heritable Retail Investment



Key Details

- Town Centre location fronting High Street
- Let on a new 15 year lease
- Nearby occupiers include Ladbrokes, British Heart Foundation and Specsavers

On behalf of a Major Fund Manager

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 on the north side of High Street, close to its junction with Oswalds Wynd in Kirkcaldy town centre. Nearby occupiers include Ladbrokes, British Heart Foundation and Specsavers.

Description

The property comprises a ground floor retail unit and forms part of a larger building.

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant.	Term	Rent p.a.x.	Review
Ground	Retail	83.81 sq m	(902 sq ft)	AMORE COUTURE BRIDAL LTD	15 years from 08/04/2016 until 07/04/2031 (1)	£10,000	08/04/2021 and five yearly
Total		83.81 sq m	(902 sq ft)			£10,000	

(1) The lease provides for a tenant option to determine the lease on 08/04/2021.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Mhairi Jarvis
+44 (0)131 552 5191
mhairi.jarvis@acuitus.co.uk

Acuitus
Georgina Roberts
+44 (0)20 7034 4863
georgina.roberts@acuitus.co.uk

Seller's Solicitors: DWF LLP
Iain Mclean
+44 (0)131 474 2320
iain.mclean@dwf.law