

189 High Street,
Kirkcaldy, Fife KY1 1JA
Heritable Retail Opportunity/Office Investment

Lot 71
£6,500 per annum
exclusive (With Vacant
Ground Floor Retail
Unit)



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession	Term	Rent p.a.x.	Reversion
Ground	Retail	268.21 sq m (2,888 sq ft)	VACANT			
First	Ancillary	26.17 sq m (282 sq ft)	POSSESSION			
First	Office	131.84 sq m (1,419 sq ft)	KIRKCALDY 4 ALL (1)	5 years from 01/05/2015	£6,500	30/04/2020
Totals		426.22 sq m (4,588 sq ft)			£6,500	

(1) Kirkcaldy 4 All was established in 2010 and is Kirkcaldy's Business Improvement District (BID). A BID is an arrangement where businesses identify opportunities to the benefit of their own activities in their local area and vote to invest collectively in local improvements over and above those provided by statutory authorities (Source: www.kirkcaldy4all.co.uk).

Key Details

- Pedestrianised High Street location opposite the Mercat Shopping Centre
- Active Management Potential
- Neighbouring occupiers include Debenhams, New Look, WH Smith, Next and Waterstones

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 prominent position on the west side of pedestrianised High Street in the heart of Kirkcaldy town centre, opposite the Mercat Shopping Centre, with occupiers including Marks & Spencer, Boots the Chemist, JD Sports, TK Maxx and Superdrug. Other neighbouring occupiers include WH Smith (adjacent), Tesco, Debenhams, New Look, Costa Coffee, Next and Waterstones.

Description

The property comprises a ground floor retail unit with self-contained office accommodation on the first floor.

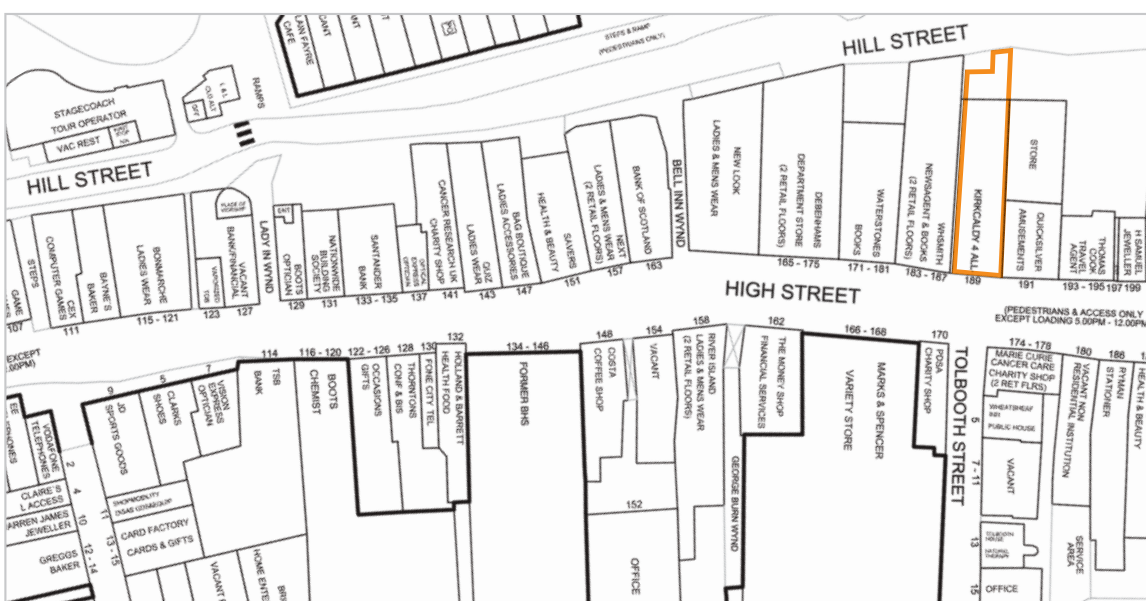
Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion



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