

Lot 82

£12,000 per annum exclusive

69 High Street, Kirkcaldy, Fife KY1 1LN Heritable Retail Investment



Key Details

- Town Centre location fronting High Street
- Asset Management Opportunities
- High Street occupiers include Marks & Spencer, Sports Direct, Boots the Chemist, Superdrug and TK Maxx

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 in a prime retailing location on the western side of the High Street, in the heart of Kirkcaldy town centre. Nearby occupiers include Betfred, Poundstretcher, William Hill and Trespas. Other occupiers on the High Street include Marks & Spencer, Sports Direct, Boots the Chemist, Superdrug and TK Maxx.

Description

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

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

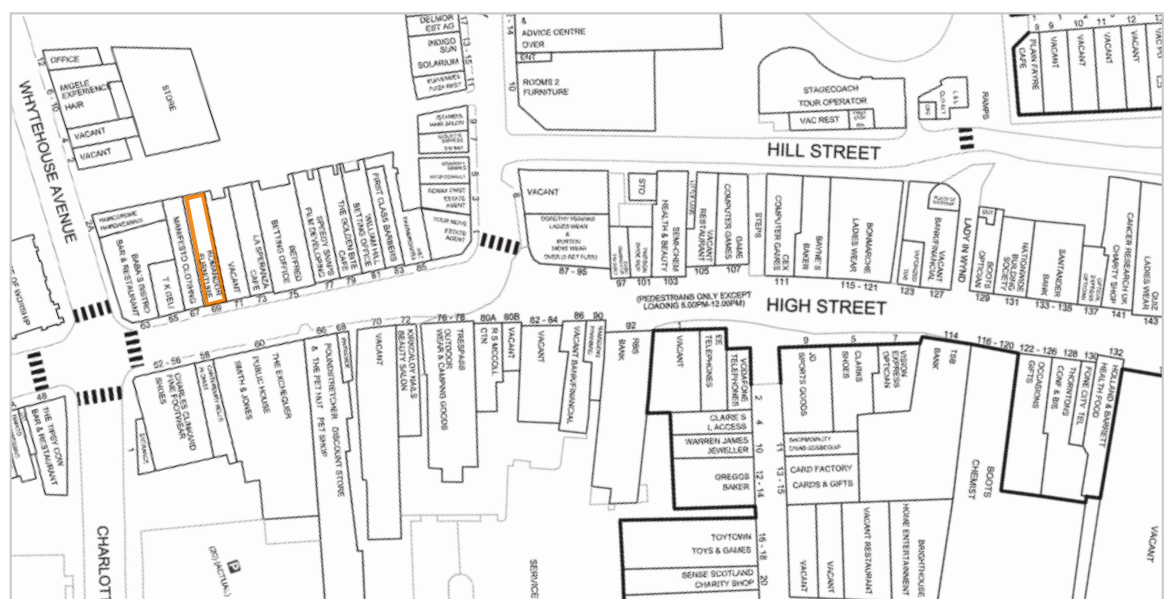
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	95.32 sq m (1,026 sq ft)	INDIVIDUALS t/a Komandor Scotland (Central)	1 year from 07/04/2015	£12,000	(1)
Total		95.32 sq m (1,026 sq ft)			£12,000	

(1) Under Scottish law, the lease will continue year on year on the same terms and conditions until the next anniversary. If either the tenant or the landlord wish to terminate the lease, they must serve notice to quit within the specified time period prior to the anniversary.



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