

Lot 91

£12,000 per annum exclusive

69 High Street, Kirkcaldy, Fife KY1 2UQ Heritable Retail Investment



Key Details

- Ground floor retail unit extending to approx 95 sq m (1,025 sq ft)
- Nearby occupiers include Boots, Pandora, Vision Express, JD Sports, Game, Vodafone and Greggs
- Asset management opportunities
- Of interest to investors and owner occupiers
- Business Rates Relief may apply (3)

Location

Miles: 18 miles north-east of the Forth Road Bridge
28 miles north of Edinburgh
Roads: A92, M90 (Junction 3)
Rail: Kirkcaldy Railway Station
(Approx 40 mins to Edinburgh Waverley)
Air: Edinburgh Airport

Situation

Kirkcaldy is the second largest town in Fife and benefits from excellent road communications, being located close to the A92, which links with the M90 and provides access to Edinburgh to the south and Perth to the north. Kirkcaldy further benefits from the opening of the Queensferry Crossing connecting Edinburgh and Fife. The property is situated in the heart of the town centre, on the west side of High Street. Nearby occupiers include Boots, Pandora, Vision Express, JD Sports, Game, Vodafone and Greggs.

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/Ancillary	95.00 sq m (1,025 sq ft)	INDIVIDUALS t/a Komandor Storage Solutions (1)	1 year from 07/04/2015	£12,000	(2)
Total		95.00 sq m (1,025 sq ft)			£12,000	

- (1) Komandor Storage Solutions is a specialist in the design, supply and fitting of bespoke fitted furniture. The company operates throughout Scotland and has a showroom in Kirkcaldy, Fife, and an office in Edinburgh (www.komandorstoragesolutions.co.uk).
- (2) Under Scottish law, the lease will continue year on year on the same terms and conditions until the next anniversary. The lease has continued for another year most recently from 07/04/2018. 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.
- (3) Business Rates Relief may apply (www.mygov.scot/business-rates.relief).



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

Acutus
Will Moore
+44 (0)20 7034 4858
will.moore@acutus.co.uk

Seller's Solicitors: Gibson Kerr Solicitors
Gregor Mair
+44 (0)131 208 2260
gregor.mair@gibsonkerr.co.uk