

Lot 28, 114 High Street, Kirkcaldy,

Fife KY1 1NQ

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



Lot 28, 114 High Street, Kirkcaldy,

Fife KY1 1NQ

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)

Property Information

Heritable Bank Investment

- Prominent Town Centre location adjacent to the Mercat Shopping Centre on busy High Street
- Entire building let to TSB Bank PLC on an extended lease until 2027 (No Breaks)
- Rebased rent of £55,000 p.a.x.
- Refurbished by TSB in 2021
- Close to the main entrance to the Mercat Shopping Centre
- Neighbouring occupiers include Superdrug, JD Sport, Boots, The Works and Vision Express

Auction 17/Feb/2022

Lot 28

Status
Available

Rent
£55,000 per Annum Exclusive

Auction Venue
Live Streamed Auction

Sector
Bank

Location

Miles 18 miles north-east of the Forth Road Bridge, 28 miles north of Edinburgh, 24 miles south west of St Andrews

Roads A92

Rail Kirkcaldy Railway Station (ScotRail)

Air Edinburgh Airport

Situation

The property is situated in a prime retailing location on the south side of the High Street, in the heart of Kirkcaldy town centre. The property is located adjacent to The Mercat Shopping Centre. Car parking is provided by The Esplanade (approx. 502 spaces). Neighbouring occupiers on the High Street include Superdrug, JD Sport, Boots, Costa Coffee, The Works and Vision Express

Tenure

Heritable. Scottish Equivalent of English Freehold

Description

The property comprises a banking hall at ground floor with offices at first floor, together with ancillary/staff accommodation at second floor level. The banking hall was refurbished by TSB in 2021.

VAT

VAT is applicable to this lot.

Viewings

Please contact Mhairi Archibald (07718899341)

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 28, 114 High Street, Kirkcaldy,

Fife KY1 1NQ

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)

Tenancy & Accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reversion |
|--------------|----------------|----------------------|----------------------|------------|---|----------------|------------|
| Ground Floor | Banking Hall | 336.41 sq m | (3,621 sq ft) | TSB UK PLC | 5 years from 25/03/2022 until 24/03 2027 | £55,000 | 24/03/2027 |
| Basement | Storage | 20.04 sq m | (216 sq ft) | | | | |
| First Floor | Staff/ Storage | 119.81 sq m | (1,290 sq ft) | | | | |
| Second Floor | Ancillary | 99.74 sq m | (1,074 sq ft) | | | | |
| TOTAL | | 575.99 sq m | (6,200 sq ft) | | | £55,000 | |

1) TSB is part of the Spanish banking group Sabadell that offers full service banking to more than five million customers (Source: www.tsb.co.uk). For the year ending 31/12/2020 TSB Bank Plc reported a turnover of £1,064,000,000, pre-tax profits of £-156,200,000 and total shareholders equity of £1,724,900,000 (Source: NorthRow 12/12/2021).

Lot 28, 114 High Street, Kirkcaldy, Fife KY1 1NQ

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



Lot 28, 114 High Street, Kirkcaldy,

Fife KY1 1NQ

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



Lot 28, 114 High Street, Kirkcaldy,

Fife KY1 1NQ

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



Lot 28, 114 High Street, Kirkcaldy,

Fife KY1 1NQ

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)

Contacts

Acuitus

Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Peter Mayo
+44 (0)20 7034 4864
+44 (0)7833 459318
Peter.mayo@acuitus.co.uk

Seller's Solicitors

Bellwether Green
225 West George Street
Glasgow
Scotland
G2 2ND

Steven Templeton
0141 218 4907
steven.templeton@bellwethergreen.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited. September 2020