

DM HALL

To Let/
May Sell

CLASS 1A

71 High Street
Kirkcaldy
KY1 1LN



95 SQ M
1023 SQ FT

Property Details

- Retail unit located in town centre
- Prominent frontage
- May qualify for 100% rates relief
- Available for immediate occupation
- Offers in the region of £12,000 + VAT per annum invited

LOCATION:

Kirkcaldy is one of Fife's principal centres of commerce, having a resident population of around 50,000 persons but with a strong rising trend and forecast. The town is well served by transport links, having good road connections via the A92 to the nearby M90 and Central Scotland's motorway network.

There is a good public transport system in respect of bus links and through the existence of a mainline railway station on the Aberdeen/Dundee/Edinburgh route.

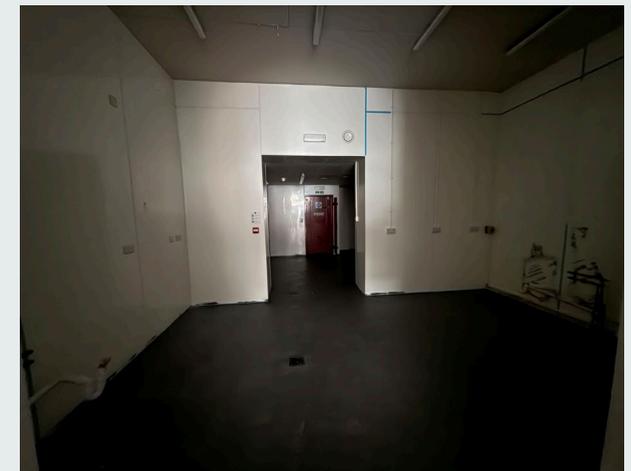
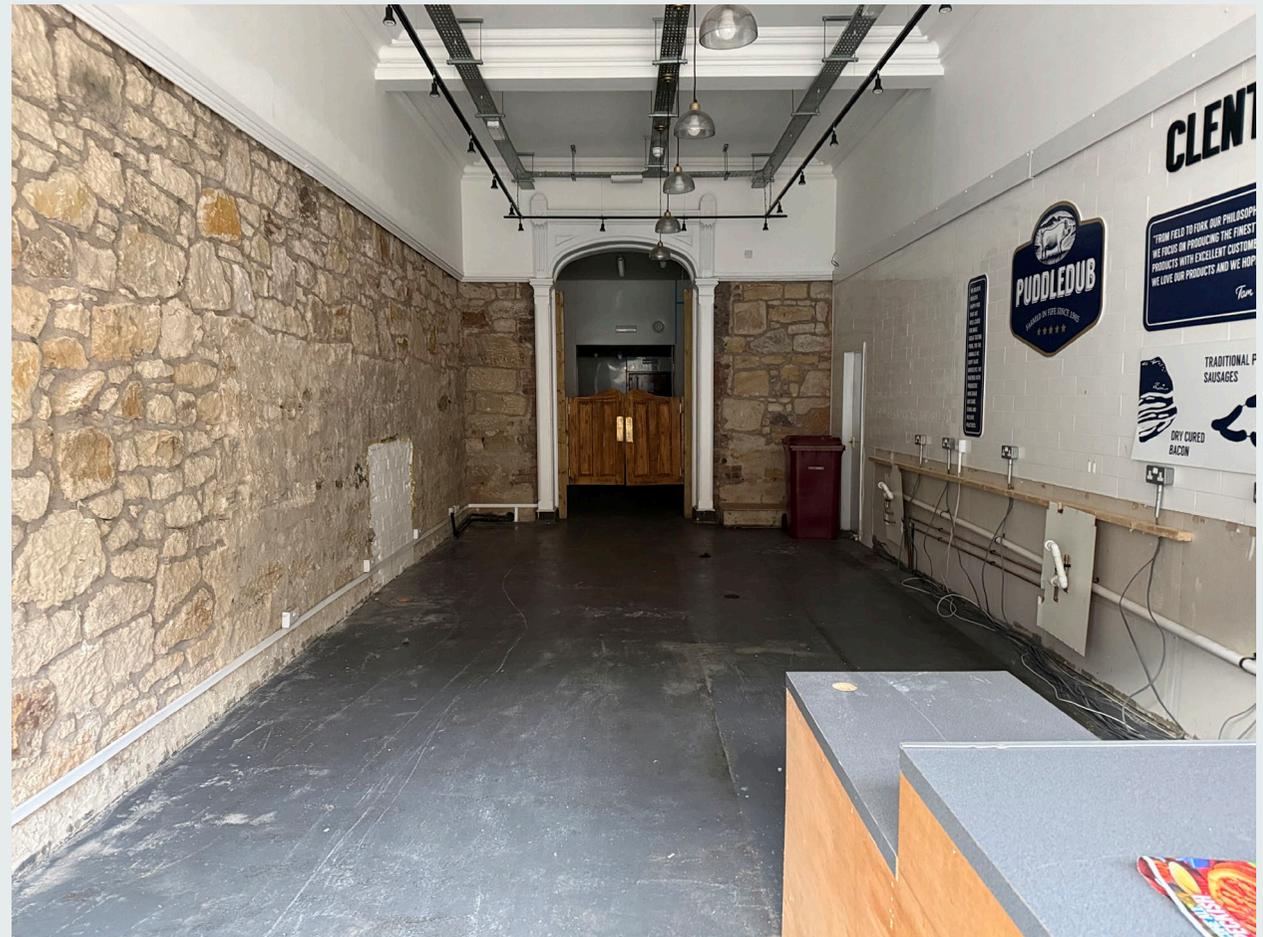
The subjects themselves are located on the western side of High Street, to the southern periphery of the town centre. It benefits from on street parking availability and an excellent frontage to one of the busiest central streets.

Surrounding occupiers are of a mixed nature providing a mix of retail, leisure and hot food style users.

DESCRIPTION:

The subjects comprise retail premises arranged over the ground floor of a three storey, mid terraced building of stone construction under a pitched and slated roof. The property is a C listed building due to its historical significance.

The retail frontage to High Street comprises a series of timber/glazed display windows together with a timber/glazed entrance door.



Property Details

Internally the subjects are arranged in accordance with their previous class 1 use providing a shop front and rear store separated by an internal partition. The property has a shared fire escape with WC situated in the rear corridor.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground Floor	Retail/Class 1a	95	1023

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £10,000 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

RENTAL:

Offers in the region of £12,000 per annum plus VAT are invited

LEASE TERMS:

The subjects will be offered on standard Full Repairing and Insuring terms for a period to be agreed.

PRICE

The property may be made available for sale and we would refer you to the marketing agents for further detail/price information.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

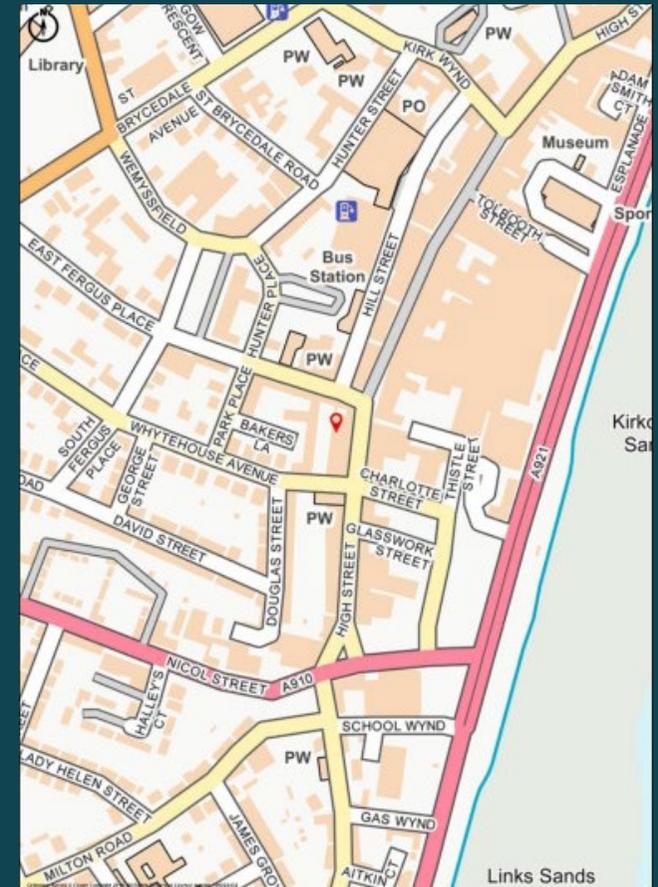
All prices quoted are exclusive of VAT which will be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents at DM Hall.

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

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DM Hall Agency Department

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01383 604 100 (Agency Department)



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