



193 -195 High Street, Kirkcaldy, KY1 1JD

Town Centre Location

- Prominent Frontage
- Ground & 1st Floor
- 1,600sq ft
- Rent: Offers over £6,000 per annum

**LOCATION**

The property is located towards the northern end of Kirkcaldy High Street close by to its junction with Kirk Wynd within the town of Kirkcaldy.

Kirkcaldy is one of Fife's principal centres, having a resident population of approximately 50,000 and a further catchment area now estimated to be in excess of 150,000. The town benefits from an excellent communications system, having a main-line railway station and also with the East Fife Regional Road lying nearby to the north of the town, providing a first class dual carriageway link into the nearby Central Scotland motorway network. The property benefits from good on street parking nearby. Nearby occupiers include Waterstones, WHSmith and Ryman.

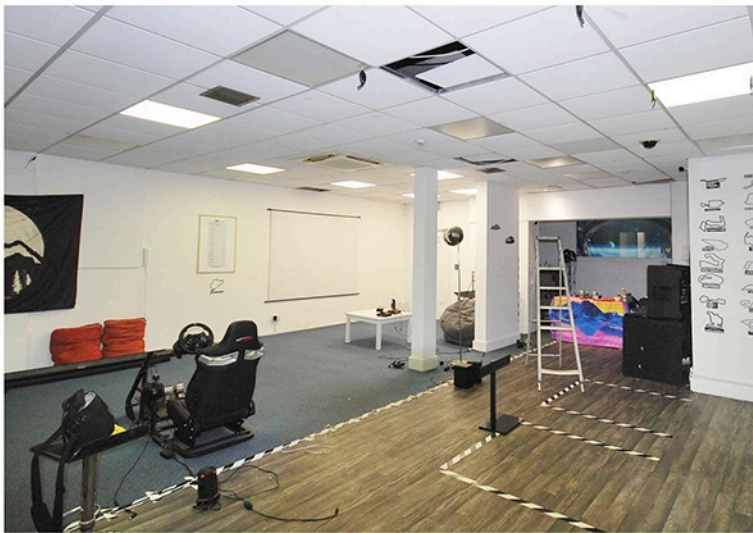
**PROPERTY**

The property comprises a ground floor and first floor retail unit as part of a larger 3 storey and attic traditional stone built premises on Kirkcaldy high street. The property benefits from a large double frontage with full height display windows which are of a single glazed nature with an aluminium frame affording excellent natural daylight into the property. Internally, the property is organised on the ground floor to provide a large open plan sales/retail area together with a good sized rear staff/store room. The first floor provides a comfortable tea prep room as well as staff toilets.

**AREA**

The property extend to the following floor areas:

Ground: 132.3sqm (1,424sq ft)  
1st: 16.34sqm (176sq ft)  
Total: 148.64 sq m (1,600 sq ft)



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**NAV/RV**

£11,400

**RENT**

The property is available on a new full repairing and insuring head lease for a negotiable term for offers over £6,000 per annum

**V.A.T.**

Prices quoted are exclusive of V.A.T

**E.P.C**

Available on request

**TITLE**

Available on request

**VIEWING**

By appointment only, alternatively virtual viewings can be booked.

**LEGAL**

Each party shall bear their own legal costs incurred in the transaction



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#### **TSA Property Consultants**

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#### **Anti-Money Laundering**

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

#### **Property Misdescription Act 1991:**

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.