

High Street Retail FOR SALE

TSA Property Consultants



115 High Street, Kirkcaldy, KY1 1LW

Bon Marche Retail Investment | Passing £35,000p.a.x. | Expiry 2034 | Price o/o £275,000

Summary

Tenure	For Sale
Available Size	3,173 sq ft / 294.78 sq m
Price	Offers in excess of £275,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- * Heritable freehold shop investment in a busy pedestrianised town centre location
- * Substantial retail premises
- * Current rent reserved of £35,000 per annum
- * Price: o/o £275,000
- * Situated on busy main retailing thoroughfare
- * Let to Bonmarche Properties Limited on a lease until 2036
- * Total accommodation of approximately 3,173sq ft (294.77 sq m)

115 High Street, Kirkcaldy, KY1 1LW

Summary

Available Size	3,173 sq ft
Price	Offers in excess of £275,000
Business Rates	Upon Enquiry
VAT	Applicable. Transfer of Going Concern
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

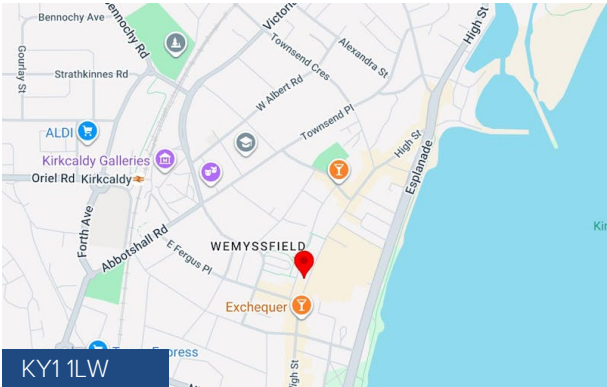
The property comprises a substantial mid-terrace retail unit arranged over ground and first floors, forming part of a larger building (the remainder of which is excluded from the sale). It occupies a prominent position on the west side of the High Street in the heart of the pedestrianised town centre, benefiting from high footfall and strong surrounding retail activity.

Internally the accommodation totals approximately 3,173 sq ft (294.77 sq m), comprising a large ground floor sales area of 2,571 sq ft (238.9 sq m) and first floor ancillary/storage space of 601 sq ft (55.87 sq m). The unit is currently configured for fashion retail use and benefits from a traditional shop frontage with good display windows.

Location

Kirkcaldy is a historic former royal burgh and the second-largest town in Fife, situated on the east coast of Scotland approximately 26 miles north of Edinburgh and 30 miles south of Dundee. The town has a population of around 51,000 within the main settlement and serves a wider catchment of approximately 60,000 across the Kirkcaldy area, acting as a key retail and service centre for surrounding communities.

The property benefits from excellent transport links. Kirkcaldy Train Station lies only 0.4 miles away and provides regular services to Edinburgh (around 45 minutes) and other destinations. The A92 offers easy access to the M90 motorway, connecting the town efficiently to the Central Belt and beyond. The High Street location is diagonally opposite an entrance to The Mercat Shopping Centre and close to a strong mix of national retailers including Boots, JD Sports, Vision Express, EE, Holland & Barrett and Pandora.



Viewing & Further Information



Will Rennie
07581396092 | 0141 237 4324
will@tsapc.co.uk



Jas Aujla
07810 717 229
jas@tsapc.co.uk



The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 14/07/2026