

TO LET

134/146 HIGH STREET KIRKCALDY KY1 1LN

- Substantial former department store - capable of subdivision
- Space available from approximately 35,450 sq ft
- Future redevelopment and change of use potential (subject to consents)



LOCATION

Kirkcaldy, which has a population of almost 50,000, is located approximately 12 miles north of Edinburgh and 28 miles south of Dundee, in Fife on the east coast of Scotland. Kirkcaldy town centre, which serves a large catchment population of around 130,000 residents, within a 20 minute drive time, is the largest town centre in Fife in terms of retail floor space.

The property is situated in a prime retailing location on the south-eastern side of the pedestrianised section of High Street, in the heart of Kirkcaldy town centre.

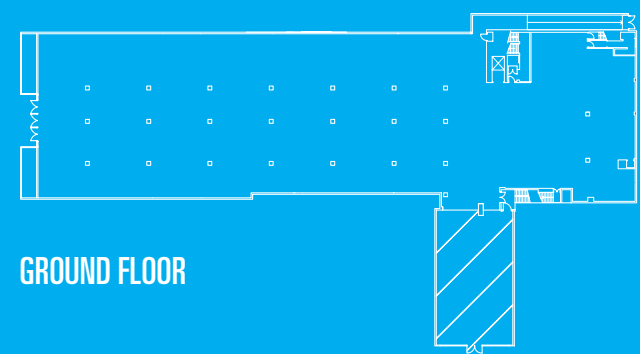
The property is located close to the Mercat Shopping Centre which also houses occupiers including **Marks & Spencer**,

Boots the Chemist, JD Sports, TK Maxx, Superdrug, Peacocks and Poundland.

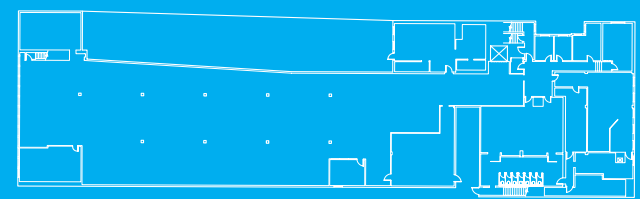
Car parking is provided nearby at The Esplanade (approximately 502 spaces) and The Thistle (approximately 213 spaces) car parks.

DESCRIPTION

The property comprises a substantial former department store, arranged over ground, basement, first and second floor levels. The property, which is capable of sub-division, has access from entrances on High Street and from The Mercat Shopping Centre.



GROUND FLOOR

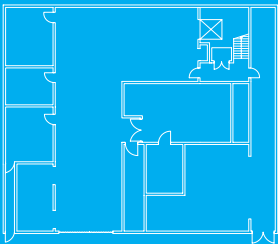


FIRST FLOOR

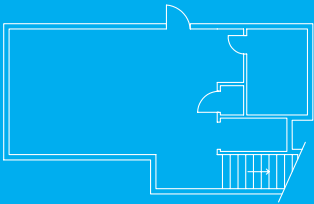
ACCOMMODATION

The property provides the following approximate floor areas:

FLOOR	USE	SQ M	SQ FT
Basement	Ancillary	287.93	3,099
Ground	Retail/Ancillary	1,676.77	18,047
First	Ancillary	1,263.90	13,604
Second	Ancillary	65.03	700
TOTAL		3,293.39	35,450



BASEMENT



SECOND FLOOR

LEASE AND RENTAL TERMS

Negotiable.

PLANNING

The subject property benefits from planning consent for Class 1 (retail) use, but has potential for alternative uses, including Class 3 (food & beverage) and Class 11 (leisure), subject to planning.

LEGAL COSTS & VAT

Each party will be responsible for their own legal costs incurred in any transaction together with VAT thereon. The incoming tenant will be responsible for registration dues and LBTT. All rents, prices, premiums, etc. are quoted exclusive of VAT.

EPC

A copy of the EPC is available upon request.

RATEABLE VALUE

The rateable value will be reassessed on reconfiguration/ sub-division of the property.

FURTHER INFORMATION

Strictly by prior arrangement with Montagu Evans as the sole letting agents.

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