



- **Prominent location on High Street**
- **Suitable for a variety of uses subject to planning**
- **Well established public house**
- **Extends to 112.88 sq m (1,215 sq ft)**
- **Excellent passing trade**
- **For Sale at Offers over £175,000 Exclusive of VAT**
- **For Rent at £17,500 p.a. Exclusive of VAT**
- **Parking nearby**

VIEWING & FURTHER INFORMATION:

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395 High Street, Kirkcaldy, KY1 2SG

Location

Kirkcaldy is one of Fife's principal centres having a resident population of approximately 50,000 persons and a further catchment area now estimated to be in excess of 150,000. The town benefits from an excellent communications system having a mainline railway station with regular services to Edinburgh and the rest of Fife on the Fife circular route.

The premises are located on the west side of High Street on the junction of the Esplanade and Dunnikier Road, a main thoroughfare through the Town in an area of mixed commercial and residential use. Nearby occupiers include La Gondola, The Heritage Bar, and Gail Neish Dance Studios.



Description

The subjects comprise a three storey building of stone construction and harled finished with an extension to the rear surmounted by a pitched and slated roof. Internally, the flooring throughout is concrete with carpet and linoleum overlay and the walls are predominately plastered and papered. Lighting is mostly pendant lighting. The subjects are served with main supply of water, electricity, and gas; and drainage is to the main public sewer.

Accommodation

All areas have been calculated on a Gross Internal Area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice;

Accommodation	Area (m ²)	Area (ft ²)
Bar, Kitchen, Cellar, WCs	112.88	1,215
Total NIA	112.88	1,215

Price

Our client is seeking to sell at offers over £175,000 exclusive; and to rent at £17,500 p.a. exclusive.

Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

EPC

Released on application.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in the connection with this transaction.

Rateable Value

The subjects are entered in the current Valuation Roll at a Rateable Value of £17,000.



VIEWING

For further information or viewing arrangements please contact the sole agents:

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