

OFFICE/RETAIL PREMISES

- > FULLY FITTED FOR FUNERAL PARLOUR USE
- > ALTERNATIVE USES CONSIDERED
- > NET AREA – 107 SQ. M. (1,150 SQ. FT.) OR THEREBY
- > 100% RATES RELIEF
- > RENTAL OFFERS IN THE REGION OF £12,000 PER ANNUM
- > GREAT LOCATION
- > TURN KEY BUSINESS

24hrs
01592 264802

BAXTER & MARTIN
FUNERAL DIRECTORS

TO LET
SHEPHERD
COMMERCIAL
01592 205442
www.shepherd.co.uk

TO LET/ MAY SELL

171 LINKS STREET, KIRKCALDY, KY1 1QR

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01592 205442

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LOCATION

Kirkcaldy is the main regional centre for the surrounding area and has a resident population approaching 50,000 persons.

Kirkcaldy is centrally located in Fife, approximately 25 miles north of Edinburgh on the east coast of Scotland.

The town is served with all essential transport, shopping, educational and medical facilities and benefits from excellent transport links to the motorway network via the A92 dual carriageway.

The subjects are located on Links Street which is a short distance from the centre of Kirkcaldy in a mixed residential/commercial location.

Free front parking and car park at rear of premises.

DESCRIPTION

The subjects comprise a ground floor former Funeral Parlor within a terraced residential block. The previous occupier traded successfully from this location for many years. It is well-positioned with proximity to local amenities and transport hubs, including Kirkcaldy high street, bus station, and train station, all located within a 15-20 minutes walk. The property has ample car parking at the rear, which allows 24-hour access. There is a good frontage on to link street, and three roller shutters provide security.

Internally the property is in good condition with an extensive range of equipment, including a brand new three-body mortuary, hoist, stretchers, trolleys, preparation table and all equipment and ancillaries associated with a funeral business. The accommodation includes a fully fitted reception, viewing room, tea preparation, storage room and newly fitted office. It is ready for immediate occupation. Although the accommodation is well presented and fitted for the previous use, the landlord will consider alternative uses..

ACCOMMODATION

The net floor area of the subjects extends to approximately 107 sq. m. (1,150 sq. ft.) or thereby comprising front shop with partitioned offices, rear storage and loading, kitchen and W.C.

RATEABLE VALUE

Rateable Value - £6,200.

The property therefore qualifies for 100% rates relief.

EPC

Awaiting further details.

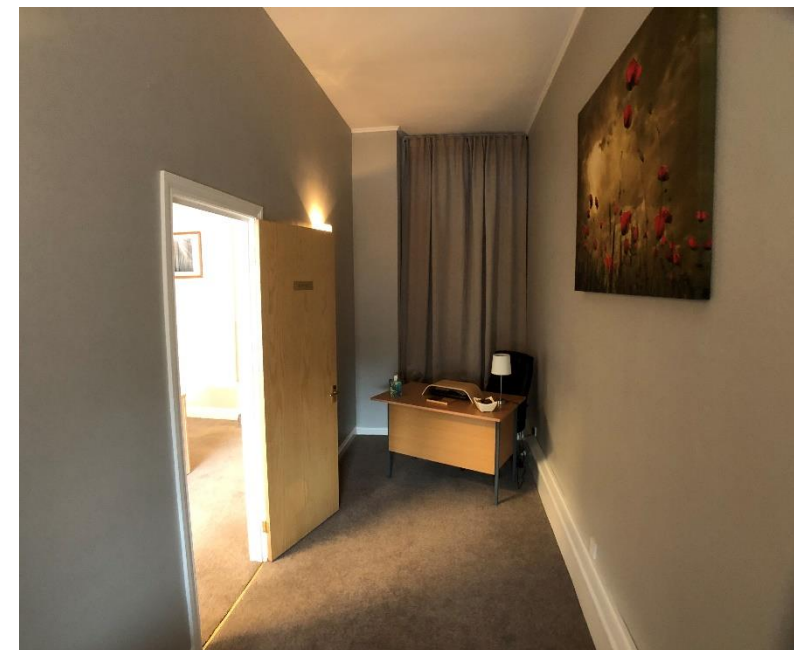
TERMS

Our client is seeking rental offers in the region of £12,000 per annum for a negotiable period of time.

Offers are invited to purchase our clients heritable interest.

VAT

Prices are quoted exclusive of VAT.



LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

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.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting agent.



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

Shepherd Chartered Surveyors 11 Wemyssfield, Kirkcaldy, KY1 1XN
Jonathan Reid – j.reid@shepherd.co.uk – Tel. 01592 205442

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **MARCH 2021**