

# TO LET

## NEW RETAIL DEVELOPMENT

### 112 ROSSLYN STREET, KIRKCALDY, KY1 3AD

#### LOCATION

Kirkcaldy is located approximately 25 miles north of Edinburgh and is one of the largest towns in Fife with the resident population of around 50,000 people and a catchment of around 200,000.

The subjects are located to the North of Kirkcaldy town centre positioned on one of the main arterial routes connecting the A92 motorway to the town centre.

The subjects occupy a prominent location at the junction with Rosslyn Street (A921) and Windmill Road.

Nearby occupiers include Fife Ice Arena, Ceramic Tile Warehouse, Enterprise Car hire, William Wilson and Asda supermarket. In close proximity is Mitchelston Industrial estate which accommodates a variety of industrial trade counter and car showroom uses. Viewforth High School has also recently opened in the area.

#### DESCRIPTION

The subjects will comprise a new build retail premises arranged over the ground floor only.

The provisional plans are to include 18 designated car spaces for the development.

Further details available on request.

#### ACCOMMODATION

The gross internal area will be as follows:

Ground Floor	3,963 sq ft	287.35 sq m
--------------	-------------	-------------

#### RATING

To be assessed following completion

#### RENT

Rent on Application.

#### LEASE TERMS

The premises will be available on a new full repairing and insuring lease for a minimum term of 10 years subject to 5 yearly upward only reviews.



#### ENERGY PERFORMANCE CERTIFICATE

EPC rating to be confirmed following completion.

#### LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the incoming tenant to be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred thereon.

#### ENTRY / COMPLETION

Subject to planning consent completion is expected in Summer / Autumn 2020. Further details available on request.

#### VIEWING & FURTHER INFO

Strictly by appointment through the sole letting agent.

#### PETER HUTTON

Partner  
+44 141 304 3210  
07585 509 466

peter.hutton@cushwake.com

#### KEVIN NEALIS

Senior Surveyor  
+44 141 223 8798  
07747 008 474

kevin.nealis@cushwake.com

#### KYLE STUART

Graduate Surveyor  
+44 141 304 3205  
07827 622 303

Kyle.stuart@cushwake.com

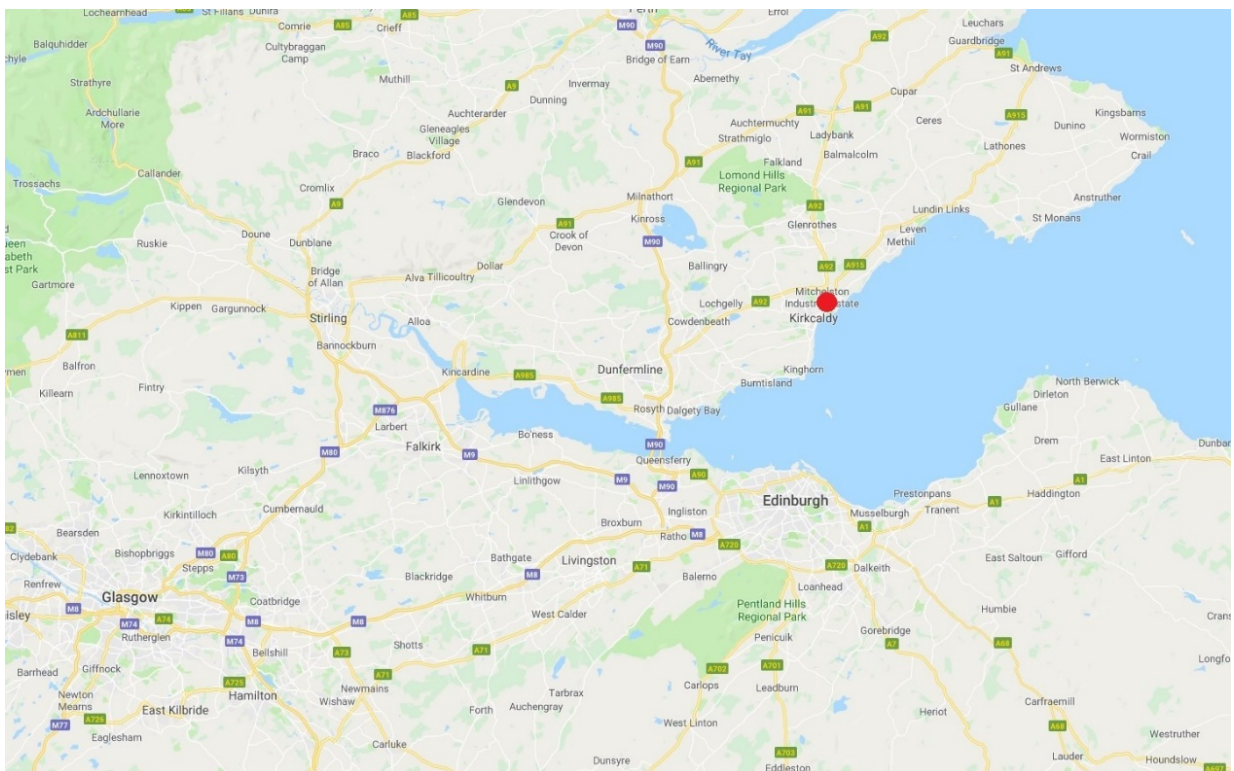
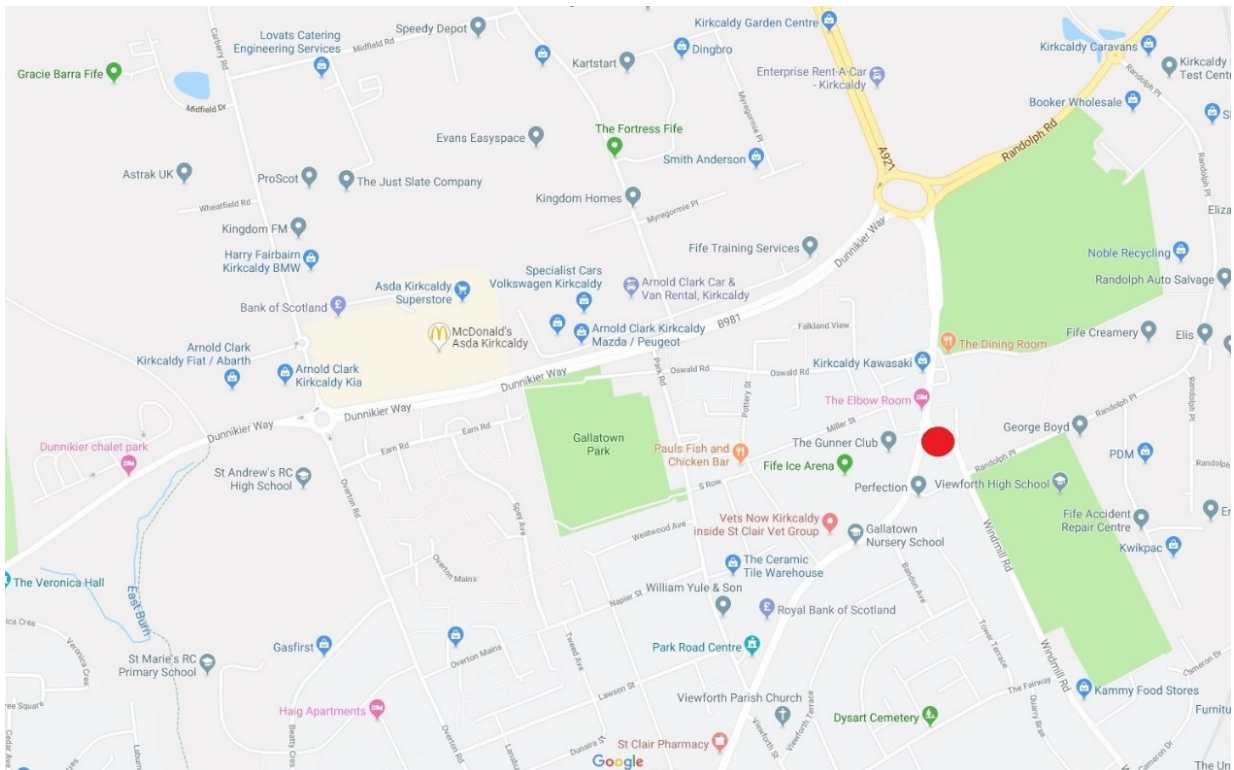
#### CUSHMAN & WAKEFIELD

199 St Vincent Street,  
Glasgow G2 5QD  
+44 207 152 5000  
cushmanwakefield.com

# TO LET

## NEW RETAIL DEVELOPMENT

### 112 ROSSLYN STREET, KIRKCALDY, KY1 3AD



Cushman & Wakefield, as agent for the vendors or lessors of this property, gives notice that: (i) These particulars are set out as a general outline for guidance only, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness; (iii) No person acting on behalf of Cushman & Wakefield has any authority to make or give any representation or warranty whatsoever in relation to this property. Cushman & Wakefield accepts no responsibility for any statement made in these particulars; (iv) Any areas, measurements or distances given are approximate. Unless otherwise stated, all purchase prices, any rents or outgoings are correct at the date of publication, and unless otherwise stated, are quoted exclusive of VAT; (v) Images may be computer generated. Photographs show certain parts of this property as they appeared at the time they were taken; and (vi) Any descriptions given of this property cannot be taken to imply this property is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Intending purchasers or lessees are advised to carry out their own investigations. Publication Date: October 19 | Cushman & Wakefield LLP | Regulated by the Royal Institution of Chartered Surveyors.

**CUSHMAN & WAKEFIELD**  
199 St Vincent Street,  
Glasgow G2 5QD  
+44 207 152 5000  
cushmanwakefield.com