

UNIT 2 MERCAT CENTRE KIRKCALDY



TO LET



LOCATION

Kirkcaldy is Fife's largest town with a population of approximately 47,000 and a catchment of approximately 187,000. The subjects are located in the 215,000 sq ft (19,973 sq m) Mercat Shopping Centre which is located in the heart of the Town Centre and accessed from the pedestrianised High Street. The Centre is anchored by **Marks & Spencer, TK Maxx, Boots** and **Bhs**. The subjects occupy a prime position at the entrance to the Centre with direct access from High Street. Nearby occupiers include **Argos, Clarks, Vision Express** and **TopShop**.

TERMS

The subjects are available on a new full repairing and insuring lease on either a long term or temporary basis. Rental information is available upon request.

EPC

The property has an EPC rating of E.

Accommodation

Ground Floor	904 sq ft	84 sq m
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Business Rates and Service Charge

Rateable Value (2010)	£47,000
Uniform Business Rates (2013/ 2014) (exclusive of water & sewerage)	0.471 pence
Rates Payable (2013/ 2014)	£22,137
Current Service Charge	£8,295

All viewings must be arranged through Cushman & Wakefield or joint agents, Eric Young & Co.

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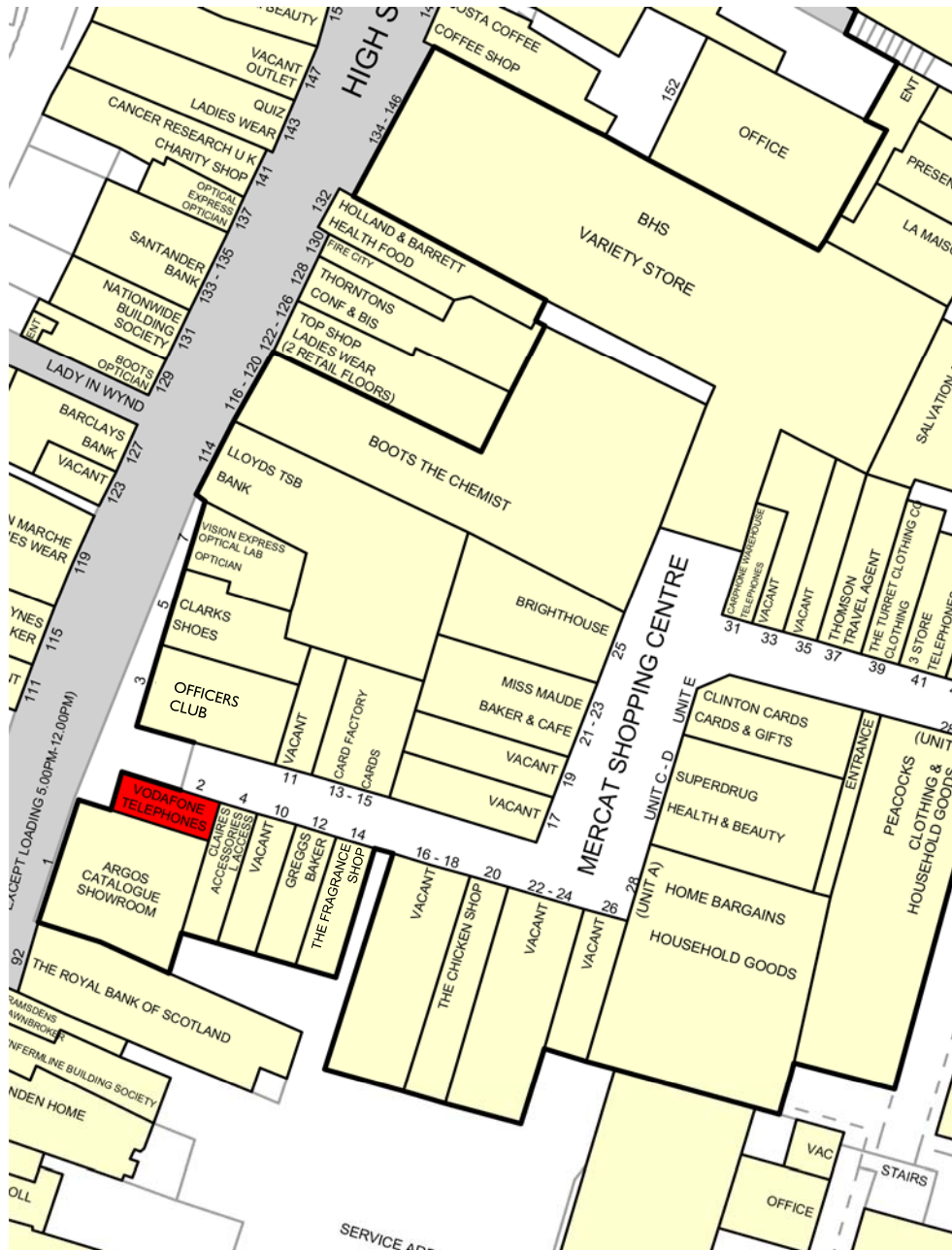
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KIRKCALDY



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Regulated by the Royal Institution of Chartered Surveyors.