



- Long established shopping centre
- Units available from 62.89 sq m (677 sq ft) to 4,938.10 sq m (53,155 sq ft)
- Competitive rentals and incentives
- Suitable for a variety of uses
- Close to Kirkcaldy High Street and Bus Station
- Car parking available on site
- 100% rates relief available on certain units
- Current tenants include, Farmfoods, Lloyds Pharmacy and Stephen Bakery

## TO LET – RETAIL UNITS

Kirkcaldy Centre, Hunter Street, Kirkcaldy, KY1 1HN



## 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 town is also situated adjacent to the East Fife Regional Road (A92) which provides readily available road links to the motorway network of Central Scotland and beyond.

The Kirkcaldy Centre is situated in the town centre on the east side of Hunter Street, between its junctions with Hunter Place and Kirk Wynd. The centre is adjacent to Kirkcaldy bus station and some 485m from Kirkcaldy Rail Station. The Centre is some 70 metres from the pedestrianised High Street, which is home to Debenhams, Waterstone, Costa and Cancer Research.

## DESCRIPTION

The property is arranged on basement and ground floor to provide a shopping centre currently comprising 21 shop units. The centre has pedestrian access from both Hunter Street and Hill Street, with the majority of servicing provisions on Hill Street, to the rear of the property. The property benefits from a roof top car park for 304 cars which is accessed from Hunter Street.

## AREAS/AVAILABILITY

The property provides the following accommodation and approximate floor areas:

Commercial Unit	Accommodation	Area (Sq M)	Area (Sq Ft)
Unit 1A	Retail	67.35	725
Unit 2	Retail	82.59	889
Unit 3	Retail	68	732
Unit 5	Retail	147.06	1583
Unit 6	Retail	147.63	1589
Unit 9A	Retail	77.11	830
Unit 10	Retail	66.52	716
Unit 11	Retail	62.89	677
Unit 12	Retail	76.09	819
Unit 13	Retail	75.99	818
Unit 14	Retail	65.4	704
Unit 15	Retail	68.84	741
Unit 16	Retail	80.82	870
Unit 18,19,20	Retail	4,938.10	53,155
Unit 21	Basement	836.1	9000



## 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.

## RENTAL

Available on request.

## RATING

Available on request.

## ENERGY PERFORMANCE CERTIFICATE

Available on application

## VAT

All prices, premiums and rents quoted are exclusive of VAT.

## LEASE TERMS

Full repairing and insuring lease.

## LEGAL COSTS

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

## VIEWINGS

By Appointment Only, with either,  
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