



TO LET/FOR SALE

CLASS 3 PREMISES

105 HIGH STREET, KIRKCALDY, FIFE, KY1 1LW

Ground and First Floor Restaurant /Takeaway Premises

Gross Internal Area GF – Approx 90sq.m (970 sq.ft) FF - Approx 118 sq. m (1265 sq. ft)

Prominent Town Centre Location, Directly Opposite Primary Mercat Shopping Centre

Available both To Let and For Purchase

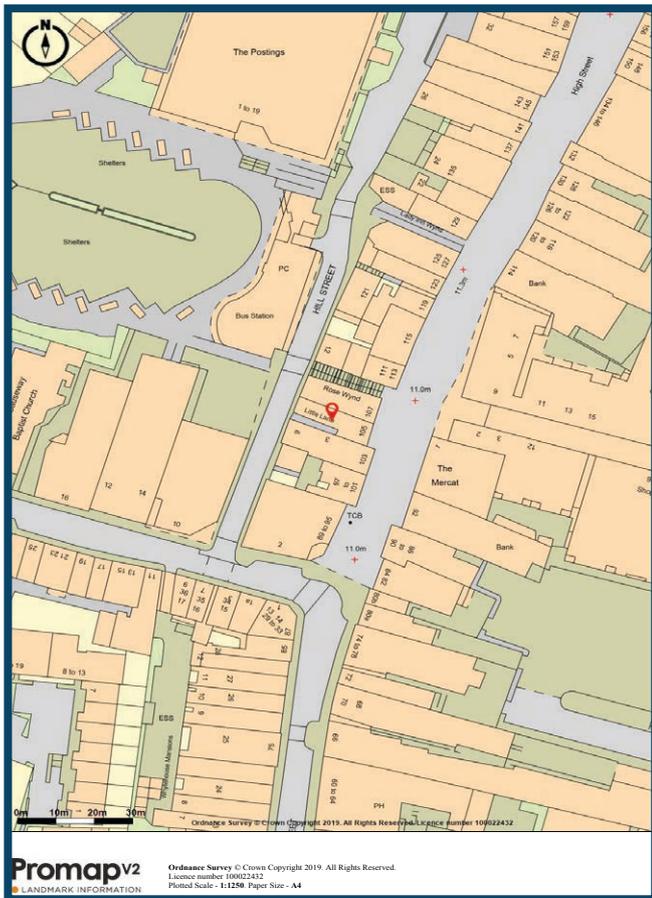
Offers of £20,000 per annum exclusive for rent or £200,000 exclusive to purchase

LOCATION:

Kirkcaldy is one of Fife's principal centres having a population approaching 50,000 persons and a catchment area estimated to be in the region of 150,000. The town benefits from an excellent transportation system, having a railway station located on the east coast mainline which runs from London Kings Cross via Edinburgh to Aberdeen and the East Fife Regional Road providing a first class dual carriageway link into Central Scotland's motorway network.

The subjects themselves are located on the western side of High Street, lying within the main Town Centre retailing area, directly opposite the Mercat Shopping Centre and behind the Bus Station.

The surrounding area is predominantly commercial in use with a number of local and national operators located nearby. These include Timpsons, New Look, SM Bayne Bakers and Vodafone.

**DESCRIPTION:**

The subjects comprise class 3 restaurant premises contained within a two storey, end terraced building assumed to be of brick construction under a flat roof.

The retail frontage to High Street comprises a series of full height aluminium/glazed display windows at both ground and first floor level together with an aluminium/glazed, recessed entrance door.

Internally the subjects are arranged in accordance with their previous class 3 use with the ground floor providing a customer takeaway area and serving counter to the front, a large kitchen area incorporating dumb waiter and ancillary staff/office accommodation to the rear.

The upper floor provides a open plan restaurant/seating area together with a smaller kitchen and customer toilets.

The premises provide excellent scope for a high level of covers and also the ability to utilise for takeaway purposes.

ACCOMMODATION:

We would summarise the approximate accommodation as undernoted:-

GF GIA - 90 sq. m (970 sq. ft)
FF GIA - 118 sq. m (1265 sq. ft)

ASSESSMENT:

With reference to the Scottish Assessor's website, we note that the subjects are entered in the current Valuation Roll at

Rateable Value: £19,100

LEASE TERMS:

The subjects are offered on normal Full Repairing and Insuring terms for a period to be negotiated, incorporating rent reviews at appropriate intervals.

RENTAL:

Offers of £20,000 per annum exclusive are invited.

PRICE:

Offers in the region of £200,000 are invited for the benefit of our clients interest.

EPC:

A copy of the EPC can be made available on request.

VAT:

All prices quoted are exclusive of any VAT which may be chargeable.

VIEWINGS:

Strictly by appointment with the sole Letting Agents.

DATE OF ENTRY:

By agreement

REFERENCE:

ESA1750

DATE OF PUBLICATION:

March 2019

CONTACT:

leigh.nisbet@dmhall.co.uk
fifeagency@dmhall.co.uk

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.