



TO LET

OFFICE/STORAGE SPACE

First Floor, 32 Kirk Wynd, Kirkcaldy, Fife, KY1 1EH

Self-contained, first floor office/storage space

Net internal area approx. 74 sq m (796 sq ft)

Offers of £500 per month invited

LOCATION:

Kirkcaldy is one of Fife's principal centres having a population approaching 50,000 persons and a catchment area estimated to be in excess of 150,000. The town benefits from an excellent communication system, having a mainline railway station and also with the East Fife Regional Road lying nearby to the north of the town, providing a first class dual carriageway link into Central Scotland's motorway network.

The subjects are located on the northern side of Kirk Wynd, in close proximity to its junction with Hill Place and also with the High Street. The surrounding area is predominantly commercial in nature with nearby occupiers including the Fife Migrants' Forum, Charles Wood & Son, Solicitors and a variety of specialist operators.

The approximate location of the subjects is shown on the plan below:

**DESCRIPTION:**

The subjects comprise office/storage space arranged over the first floor of a two storey and attic building of stone construction, rendered externally and contained under a pitched and tiled roof.

Internally, the subjects are arranged to provide 4 individual rooms which could be utilised for office, retail or storage dependent upon the specific requirements

The subjects are accessed via a private, ground floor entrance.

ACCOMMODATION:

We calculate that the subjects extend to the following net internal area:

74 sq m (796 sq ft)

ASSESSMENT:

The subjects are entered in the current Valuation Roll with the ground floor retail premises and, as such, will require to be reassessed upon occupation.

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 £6,000 per annum, exclusive, are invited.

EPC:

A copy of the EPC can be made available on request, however the rating is G.

VAT:

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

ENTRY:

By agreement

VIEWINGS:

Strictly through appointment with the sole Marketing Agents.

LEGAL COSTS:

Each party will be responsible for the payment of their own legal costs.

REFERENCE:

ESA1134

DATE OF PUBLICATION:

October 2016

IMPORTANT NOTE

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