

2 Whytescauseway



Retail



KIRKCALDY KY1 1XF

**TO
LET**

- TOWN CENTRE LOCATION CLOSE TO PEDESTRIAN PRECINCT
- NATIONAL OPERATORS CLOSE BY
- FLEXIBLE TERMS AND CONDITIONS



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2 Whytescauseway KIRKCALDY

Location

Kirkcaldy lies on the north bank of the Firth of Forth approximately 12 miles east of the Forth Bridges. Kirkcaldy is one of Fife's principal commerce centres serving a resident population in the region of 50,000 with a catchment area estimated to be in the region of 200,000.

The subjects are situated on the south side of Whytescauseway and occupy an excellent location close to the pedestrian precinct where surrounding occupiers are a mix of national and local companies, including Burtons/Dorothy Perkins, Remax, Your Move and Slater, Hogg & Howieson.

Kirkcaldy's Railway Station which is part of the main Edinburgh/Aberdeen east coast line along with the main Bus Station are within easy walking distance.

Description

The subjects comprise a ground floor retail unit contained within a 3 storey corner terraced building of traditional stone and brick construction.

A copy of the local OS Extract opposite highlights the location of the premises.

Accommodation

The gross internal floor area extends to 105 sq m (1130 sq ft) or thereby and incorporates toilet facilities to the rear. The property benefits from large plate glass display frontage extending to approximately 7.2 metres.

Services

The subjects are connected to mains supplies of water and electricity whilst drainage is understood to be to the main sewer.

All prospective tenants should satisfy themselves independently as to the standard and serviceability of all systems.

Rating Assessment

In accordance with the Scottish Assessors Association website (www.saa.gov.uk), the subjects have a current Rateable Value of **£14,700** excluding water and sewerage which are levied separately.

Current uniform Business Rate is £0.48 pence for the financial year 2015\2016.

Rent

£12,000 per annum.

VAT

Unless otherwise stated all prices quoted are exclusive of VAT.

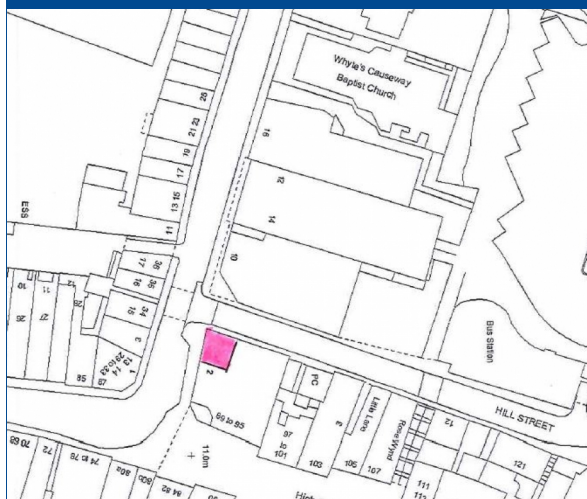
Prospective tenants must satisfy themselves independently as to the incidence of VAT in respect of any transactions.

Costs

Each party will be responsible for their own legal costs incurred with the ingoing with the ingoing tenant being responsible for any Stamp Duty Land Tax and registration fees etc.

EPC - available on request.

TO LET Retail



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Colin Devine - Tel: 07803 896927

Email: Colin.Devine@g-s.co.uk



CONTACT

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IMPORTANT NOTICE:

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

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