

To Let

92-94 High Street, Kirkcaldy, KY1 1NL

For further information
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Location

The property is located in Kirkcaldy, approximately 30 miles south-west of Dundee and 25 miles north-east of Edinburgh. The town is the largest in Fife with a population of approximately 47,000 and an overall catchment of 187,000. Transport links are good with the A92 providing a link to the M90 and Forth Road Bridge, which is about 12 miles to the west. Kirkcaldy Railway Station and Bus Station are also both within short walking distance.

The property is located at the southern end of the pedestrianised High Street close to the junction with Whytescauseway. The high-street is populated with both national retailers and independent occupiers. The property is well situated in close proximity to the entrance of the Mercat Shopping Centre, Kirkcaldy's principal shopping mall

Description

The property is arranged over ground and first floors with the former providing an open plan sales area with tellers counter and two meeting rooms situated off this. Beyond is an open plan office area with a meeting room, book room and strong room. The ground floor comprises a specification of suspended ceilings with recessed fluorescent lighting, a mix of carpeted and vinyl flooring and plastered and painted walls. Power and heating are provided via wall sockets and wall mounted radiators respectively.

The first floor comprises an open plan area to the front of the property which is in poor condition and does not appear to be in general use. In addition, the floor provides a storage area, staff room/tea prep area, stationary room, book room along with male and female toilets. The upper floor benefits from two stairwell entrances/exits, one to the front and rear. The floor generally provides a

specification of carpeted flooring, a mix of suspended and plastered ceilings with both recessed and ceiling mounted strip fluorescent lighting along with plastered and painted walls.

Accommodation

The Net Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

Ground Floor	340.65 sq m	3,667 sq ft
First Floor	328.9 sq m	3,540 sq ft
Total	669.56 sq m	7,207 sq ft

Planning

The property has been operating as a bank, therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 (Shops). Interested parties should make their own enquiries to the relevant planning authority.

Tenure

The premises are available on an assignment or sub-lease of the existing lease expiring 2nd February 2021.

Rent

£60,200 per annum. Flexible lease terms on offer.

Rates

We understand that the property is assessed as follows:

Rateable Value: £52,000

UBR (2017/18): 47.9p

Rates Payable: c. £24,908

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

A full energy performance certificate is available on request.

VAT

We understand the property is not elected for VAT therefore no VAT will be applicable on the purchase price.



GVA

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