



177 — 179a St Clair Street,  
Kirkcaldy, KY1 2BX

- Prominent location on St Clair Street, Kirkcaldy
- Strong covenant strength with William Hills and Sun Shack
- Passing rental of £44,100 per annum
- Sale includes a 3 bedroom flat located above the commercial aspect
- Full Repairing and Insuring Lease
- Great passing and local trade

## 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 subjects are situated on the west side of St Clair Street, Kirkcaldy. St Clair Street is one of the main thoroughfares through Kirkcaldy leading from the A92 to the Town Centre. The subjects are situated within the catchment of Pathhead in a highly populated residential and mixed commercial area. Nearby occupiers include Aldi, St Clair Pharmacy and Martin and Co Letting and Estate Agents.

The approximate location of the subjects is highlighted in red on the map.

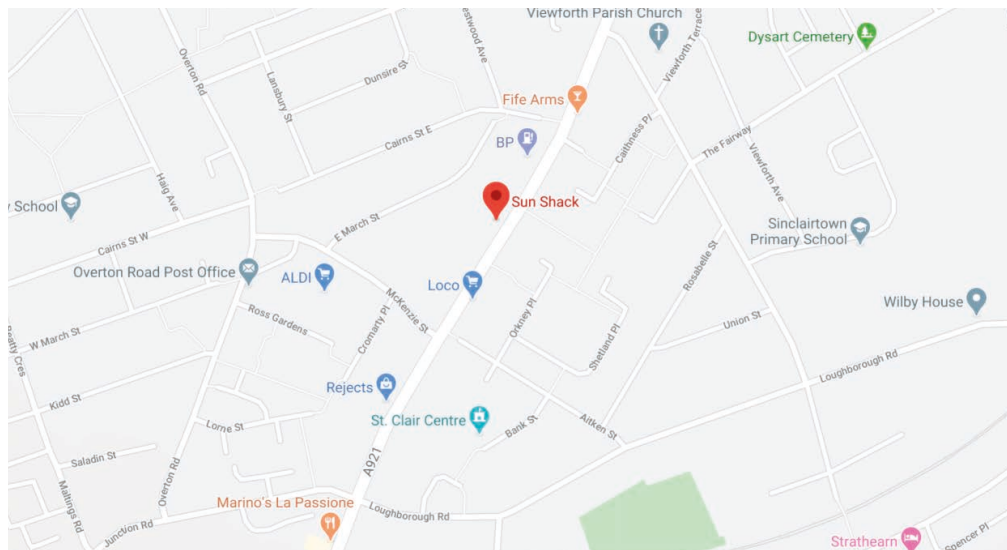
## DESCRIPTION

The subjects comprise terraced ground floor units of masonry construction surmounted by a pitched and tiled and flat roof. The Rhone's and downpipes are of mix of cast iron and UPVC nature. The front of the subjects is clad in tiles with a glazed and singles access frontage protected by security shutters.

## ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice 6th edition and we estimate the net internal area of the premises to be as follows: -

175 St Clair Street - 106.76 sq.m (1,149 sq. ft)  
177 St Clair Street - 75.30 sq.m (810 sq. ft)  
179 St Clair Street - 102.89 sq.m (1,107 sq. ft)



## RATEABLE VALUE

According to the Scottish Assessors Association, the current rateable values are;

175 St Clair Street - £9,100  
177 St Clair Street - £6,500  
179 St Clair Street - £10,700

179A St Clair Street, Council Tax - B

## TENANCY INFORMATION

ADDRESS	TENANT	TERMS	RENT
175 St Clair Street	William Hill	Term 10 years FRI Start - 16/07/2018 End - 17/07/2028 Break option 17/07/2015 and 17/07/2018	£13,000 Per Annum
177 St Clair Street	Private Individual (Indian Takeaway)	Term 10 years FRI Start - 1/11/2015 End - 1/11/2025 Break option - 1/11/2020 Rent review - 1/11/2023	£10,800 Per Annum
179 St Clair Street	Sun Shack Ltd	Term 10 years FRI Start - 1/03/2012 End - 1/03/2022	£14,000 Per Annum
179A St Clair Street	3 Bedroom flat - Let	Residential agreement in place	£6,300 Per Annum
<b>Total Rental</b>			<b>£44,100 Per Annum</b>

## SALE TERMS

We are quoting offers in the excess of £450,000 exclusive of VAT.

## VAT & LEGAL EXPENSES

Each party to bear their own legal expenses, however, the tenant will be responsible for any VAT payable, Land and Buildings Transaction Tax and registration dues incurred in connection with this transaction.

## EPC

Available on request

To arrange a viewing please contact:



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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2020