

# FOR SALE

Office/Retail Premises

**14 Hunter Street, Kirkcaldy, KY1 1ED**



## VIEWING & FURTHER INFORMATION:

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- **Well presented premises.**
- **Suitable for office/retail use.**
- **100% rates relief.**
- **Net Area – 43 sq. m. (461 sq. ft.)**
- **Offers in the region of £75,000.**

### Location

Kirkcaldy is the main regional centre for the surrounding area and has a resident population approaching 50,000 persons.

Kirkcaldy is centrally located in Fife, approximately 25 miles north of Edinburgh on the east coast of Scotland.

Hunter Street is a popular commercial location within Kirkcaldy Town Centre. Surrounding occupiers comprise a mix of retail and office occupiers whilst on street car parking is available.

# FOR SALE

## Office/Retail Premises



### 14 Hunter Street, Kirkcaldy, KY1 1ED

#### Description

The subjects comprise ground floor office/retail premises contained within a mid terraced 2 storey and attic property of stone and slate construction.

The property is accessed via a pedestrian door to the front elevation and comprises an open plan office with kitchen and W.C. facilities.

#### Accommodation

We calculate the net floor area extends to approximately 43 sq.m. (461 sq.ft.) or thereby.

#### Services

The property is understood to be connected to main supplies of water, gas and electricity.

#### Rateable Value

The subjects have been assessed for rating purposes at a Rateable Value of £9,000.

The unified business rate for 2019/2020 financial year is 49p.

**The property therefore qualifies for 100% rates relief.**

#### Energy Performance Certificate

Available on request.

#### Terms

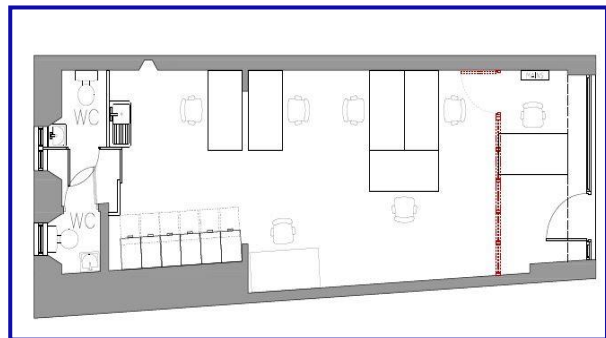
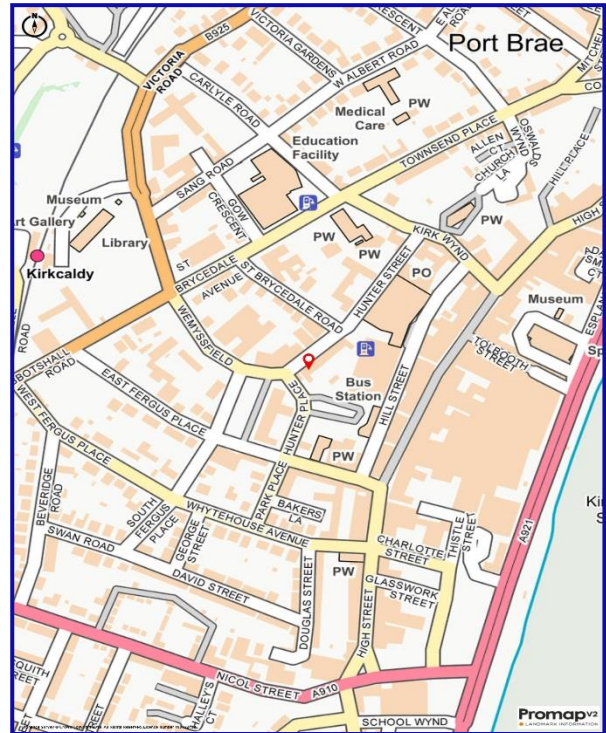
Our client is inviting offers in the region of £75,000 for their freehold interest.

#### VAT

Prices are quoted exclusive of VAT (if applicable).

#### Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will require to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



#### VIEWING

For further information or viewing arrangements please contact the sole agents:

- A 11 Wemyssfield, Kirkcaldy, KY1 1XN  
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