



TO LET

71 High Street, Kirkcaldy, Fife, KY1 1NL

Ground floor retail unit

Net Internal Area GF – Approx 95sq.m (1023 sq.ft)

Prominent Town Centre Location, with on street loading bays

Available To Let

Offers of £12,000 + VAT per annum exclusive for rent

LOCATION:

Kirkcaldy is one of Fife's principal centres having a population approaching 50,000 persons and a catchment area estimated to be in the region of 150,000. The town benefits from an excellent transportation system, having a railway station located on the east coast mainline which runs from London Kings Cross via Edinburgh to Aberdeen and the East Fife Regional Road providing a first class dual carriageway link into Central Scotland's motorway network.

The subjects themselves are located on the western side of High Street, to the southern periphery of the town centre in a secondary trading area of Kirkcaldy.

The surrounding area is given over to a mix of commercial and residential usage with nearby occupiers including The Exchequer, Manifesto Clothing and Betfred.

**DESCRIPTION:**

The subjects comprise retail premises arranged over the ground floor of a three storey, mid terraced building of stone construction under a pitched and slated roof. The property is a C listed building due to its historical significance.

The retail frontage to High Street comprises a series of timber/glazed display windows together with a timber/glazed entrance door, currently there are roller shutters to the front facade.

Internally the subjects are arranged in accordance with their previous class 1 use providing a shop front and rear store separated by an internal partition. The property has a shared fire escape and benefits from on street loading bays.

ACCOMMODATION:

We would summarise the accommodation as undernoted:-

NIA: 95 sq. m (1023 sq. ft)

ASSESSMENT:

With reference to the Scottish Assessor's website, we note that the subjects are entered in the current Valuation Roll at

Rateable Value: £12,700

The Small Business Bonus Scheme gives reliefs up to 100% of liability (depending on circumstances) for properties with a Rateable Value of £18,000 or less. Further details of the Scheme can be obtained from the Scottish Government website.

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 £12,000 + VAT per annum exclusive are invited.

EPC:

Available on request.

VAT:

All prices quoted are exclusive of VAT which is chargeable.

VIEWINGS:

Strictly by appointment with the sole Letting Agents.

DATE OF ENTRY:

By agreement

REFERENCE:

ESA1872

DATE OF PUBLICATION:

June 2019

CONTACT:

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