



- **Prominent location on the High Street**
- **Located on pedestrianised area**
- **High footfall**
- **Extends to 144.78 sq m (1,558 sq ft)**
- **Kirkcaldy bus station within walking distance**
- **Rental £18,500 per annum exclusive**

#### VIEWING & FURTHER INFORMATION:

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### 188 High Street, Kirkcaldy, KY1 1JW

#### 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 subjects are situated on the south side of High Street on the pedestrianised section of Kirkcaldy Town Centre. High Street is the main retailing thoroughfare within the town centre. Nearby occupiers include M&S, Waterstones, Thomas Cook, and H. Samuel.



#### DESCRIPTION

The subjects comprise the ground floor of a four-storey mid-terraced building of stone construction surmounted by a pitched and slated roof.

Internally, the ground floor level contains retail space with double-glazed frontage to the front and WC and storage rooms to the rear.

#### AREAS

The property provides the following accommodation and approximate floor areas:

| Description                            | Sq m               | Sq ft              |
|--|--------------------|--------------------|
| Ground Floor – Retail, WC, and Storage | 144.78             | 1,558              |
| <b>Total</b>                           | <b>144.78 sq m</b> | <b>1,558 sq ft</b> |

#### PRICE

Our client is seeking a rental of £18,500 per annum exclusive of VAT.

#### RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a Rateable Value of £16,500. The Unified Business Rate for the financial year 2017/2018 is 46.6 pence. The property qualifies for 100% rates exemption under the small business bonus rates relief scheme.

#### LEASE TERMS

Full repairing and insuring lease.

#### EPC

Released on application

#### LEGAL COSTS

Each party to bear their own legal costs in the connection with this transaction and any LBTT, registration dues and any VAT incurred thereon.

#### VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

#### MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th 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 need 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:

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