

DM HALL

For Sale

Café/ Development
Opportunity

23-25 Tolbooth
Street,
Kirkcaldy
KY1 1RW



142.78 SQ M
1,536 SQ FT

Property Details

- Easily accessible location
- Café with approx. 40 covers
- Two private, mono block parking spaces available at the rear
- Potential for residential conversion
- Offers in the region of £90,000

LOCATION:

Kirkcaldy is one of Fife's principal centres of commerce, having a resident population of around 50,000 persons but with a strong rising trend and forecast. The town is well served by transport links, having good road connections via the A92 to the nearby M90 and Central Scotland's motorway network.

There is a good public transport system in respect of bus links and through the existence of a mainline railway station on the Aberdeen/Dundee/Edinburgh route.

The café is situated on Tolbooth Street, which leads directly onto the High Street. The property is located adjacent to the local swimming pool and leisure centre as well as the Mercat Shopping Centre, which provides ample parking for the town centre.

The location of the property is shown on the undernoted plan.

DESCRIPTION:

The property comprises a ground floor café/retail space within a 3-storey building of traditional stone construction dating back to 1785.

The property has a good sized kitchen which benefits from a range of catering equipment including hobs, grill, and prep space. It also has an excellent frontage to Tolbooth Street and access from two separate entrances.



Property Details

As a café, it can accommodate approx. 40 covers but could be readily adapted to suit a range of alternative uses and also benefits from a private mono blocked parking area suitable for circa two cars to the rear. This is situated between the rear extensions of the building and is accessed directly off Esplanade.

DEVELOPMENT POTENTIAL

Given the property's layout, parking and available access points it is thought possible that the subjects could be converted to provide residential dwellings, similar to other developments on Tolbooth Street recently.

Any conversion would be subject to obtaining the necessary planning consents and permissions and further information on this can be obtained through the Fife Council website.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground Floor	Café/Retail	142.78	1,536

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £10,300 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.



SALE PRICE:

Offers in the region of £90,000 are invited for the benefit of our client's interest.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

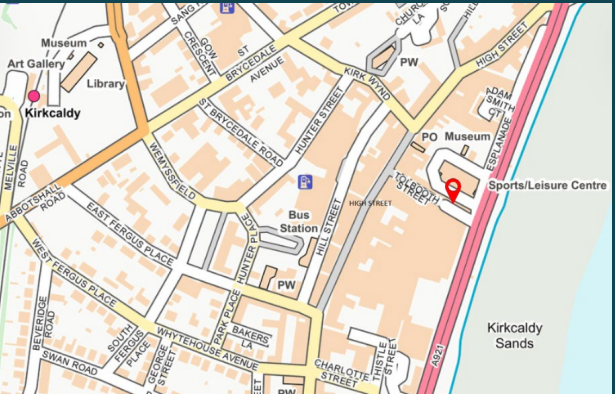
All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents Lois Paterson at DM Hall:-

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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