

# DM HALL

## For Sale

**FIRST FLOOR  
OFFICE**

25 High Street  
Kirkcaldy  
KY1 1LQ

**REDUCED PRICE**



**74.2 SQ M  
800 SQ FT**



# Property Details

- First floor office unit located in town centre
- Flexible layout can be adapted
- Excellent on street parking provision
- Qualifies for 100% rates relief
- Available for immediate occupation
- Offers in the region of £60,000

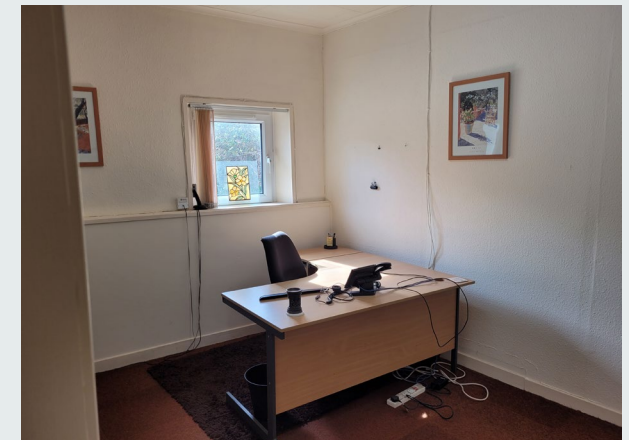
## LOCATION:

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 office is situated towards the southern end of High Street, between its junctions with Nicol Street and Whytescausway. It forms part of the primary retailing/business centre and benefits from both on street parking and easy access to a number of the towns pay and display car parks. Surrounding operators provide a mix of uses with occupiers including a large B & M Home Store, Sports Direct and a number of more local style traders.

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



# Property Details

## DESCRIPTION:

The subjects comprise an office unit arranged over the first floor of a two storey, mid terraced building of mixed brick and stone construction.

It is accessed through a ground floor entrance door leading to stairwell with UPVC/glazed windows providing frontage onto High Street.

Internally it is arranged to provide a mix of open plan and cellular office space, together with staff welfare facilities. The layout is flexible and could be adapted to suit a range of alternative users.

## 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
First Floor	Office	74.2	800

## 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 £4,350 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 £60,000 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 Leigh Porteous and Paul Carr 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

Leigh Porteous

Paul Carr

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## DM Hall LLP

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01383 604 100 (Agency Department)

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