

DM HALL

For Sale

CLASS 1A

**7b High Street
Kirkcaldy
KY1 1LQ**



**20.25 SQ M
218 SQ FT**

Property Details

- Retail unit located in town centre
- Prominent frontage
- Excellent on street parking provision
- Qualifies for 100% rates relief
- Available for immediate occupation
- Offers in the region of £45,000

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 property is located on the western side of High Street, close to its junction with Nicol Street and lying towards the southern end of the primary High Street. The immediate area provides a mix of both local and national operators including a dog grooming parlour, pharmacy and a large B & M Home Store.

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



Property Details

DESCRIPTION:

The subjects comprise a retail unit arranged over the ground floor of a 2 storey and attic, mid terraced building. It is of traditional stone and slate construction with dormer windows.

The retail frontage to High Street comprises a timer/glazed display window and timber/glazed entrance door, each benefitting from roller security shutters.

It provides an open plan retail area to the front, a small back shop section and staff WC to the rear.

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	Retail/Class 1a	20.25	218

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 £3,300 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 £45,000 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:

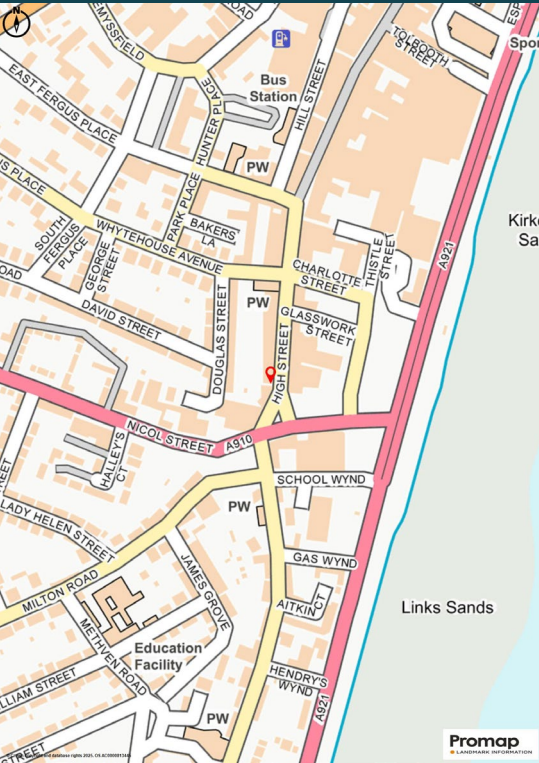
All prices quoted are exclusive of VAT which may be chargeable.

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 Agency Department

27 Canmore Street
Dunfermline, KY12 7NU

01383 604 100 (Agency Department)

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