Culverwell
PROPERTY CONSULTANTS

TO LET

RETAIL PREMISES

147-149 HIGH STREET, KIRKCALDY KY1 1LR

LOCATION

Kirkcaldy is situated in the Kingdom of Fife and is located some 25 miles north of Edinburgh. The town has a population of approximately 50,000 people and a catchment area in the region of 200,000 people.

The premises are situated on the west side of the street in the prime retail pitch with nearby occupiers including BHS, Marks & Spencer, Savers, The Money Shop and Costa Coffee as well as the entrance to the Mercat Shopping Centre.

DESCRIPTION

The subjects comprise a double windowed retail unit arranged over the ground and first floors of a two storey modern building under a flat roof.

ACCOMMODATION

The main net internal areas are as follows:

Gross Frontage	24 ft 4 ins	6.48 m
Net Frontage	22 ft 2 ins	6.73 m
Ground Floor	1,298 sqft	120.63 sqm
First Floor	982 sqft	91.26 sqm

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£52,500
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.433

RENT

Offers in the region of £40,000 per annum are invited.

LEASE TERMS

The subjects are available on a new full repairing and insuring lease for a minimum term of 10 years subject to 5 yearly upward only rent reviews.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

Culverwell
Contact: James Godfrey
Tel: 0131 243 9617
Email: james@culverwell.co.uk

J & E Shepherd
Contact: Jonathan Reid
Tel: 01592 205442
Email: j.reid@shepherd.co.uk

Misrepresentation Act 1967: See Important Note Overleaf

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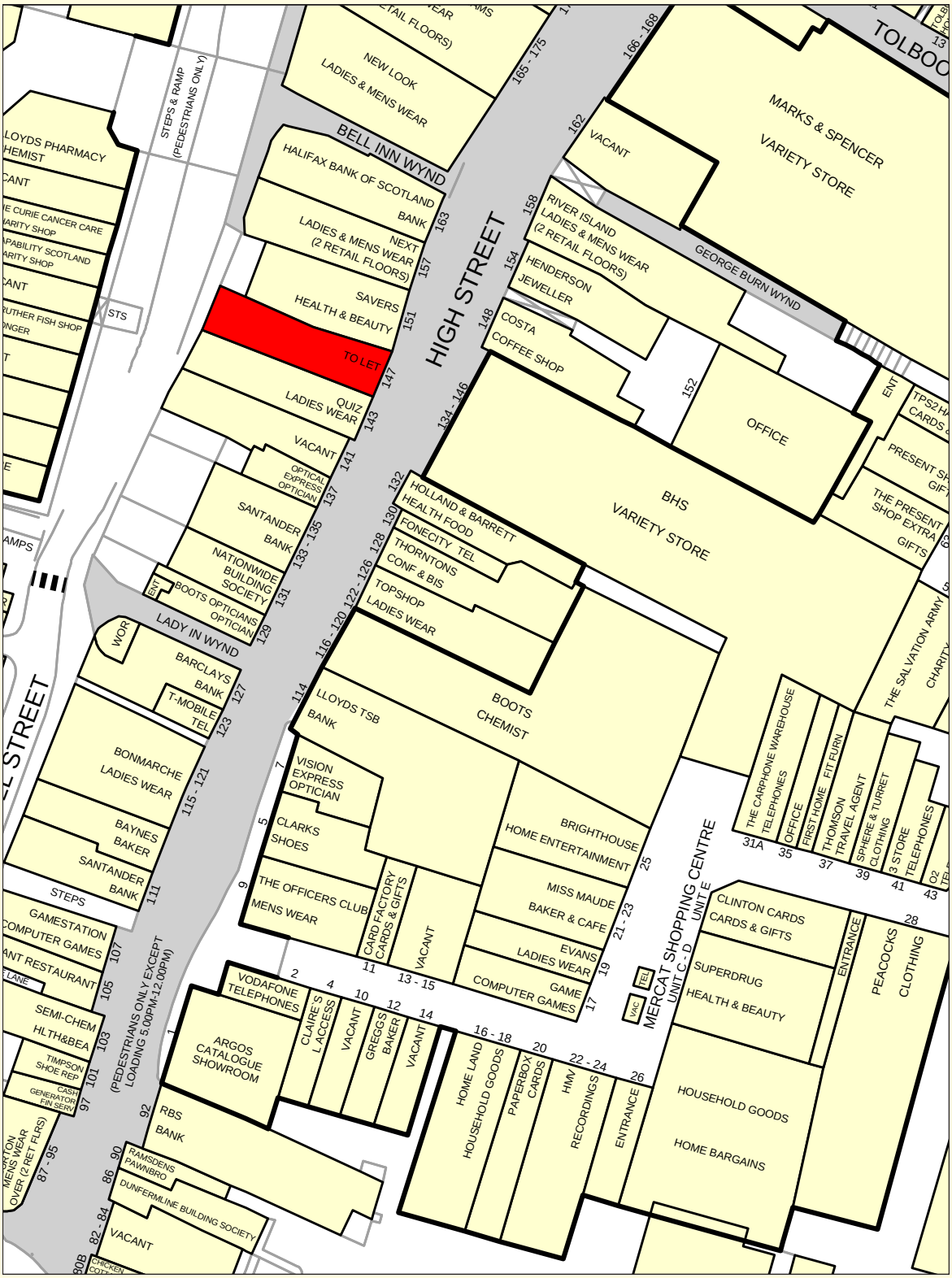

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December 2011

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