

Culverwell

PROPERTY CONSULTANTS

TO LET

RETAIL PREMISES

162-164 HIGH STREET, KIRKCALDY, KY1 1JW

LOCATION

Kirkcaldy is a busy market town situated in the Kingdom of Fife and located 25 miles north of Edinburgh. The town benefits from a population of over 50,000 people. The High Street and Mercat Shopping Centre provide the principle retailing destinations in Kirkcaldy, comprising a vibrant mix of national occupiers.

The premises are situated on the south east side of the pedestrianised section of the High Street in a 100% prime location in the block bounded by Tolbooth Street to the north and George Burn Wynd to the south. Nearby occupiers include **River Island, Hendersons, BHS, Next, Debenhams, Waterstones, WH Smith and Marks and Spencers.**

DESCRIPTION

The property comprises a double windowed retail unit arranged over the ground floor of a substantial stone built building under a pitched and slated roof.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	36 ft 8 ins	11.18 m
Net Frontage	33 ft 1 ins	10.08 m
Ground Floor	1,785 sqft	165.83 sqm

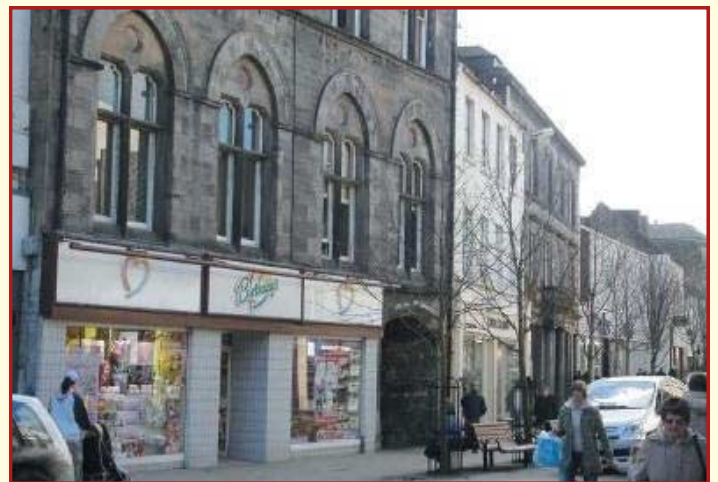
RATING

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

Rateable Value	£60,500
Commercial Rate Pounding (exclusive of water and sewerage rates)	£0.485

RENT

Rental offers in the region of £63,000 per annum exclusive are invited.



LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a negotiable period of time subject to 5 yearly upward only rent reviews and subject to obtaining vacant possession.

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 / Callum Mortimer
Tel: 0131 226 6611
Email: james@culverwell.co.uk
callum@culverwell.co.uk

Hartley Cowley

Contact: Jim Savage
Tel: 0141 221 5107
Email: jim.savage@hartleycowley.co.uk

