

Culverwell

PROPERTY CONSULTANTS

TO LET

RETAIL PREMISES

174-178 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 comprise the principle retailing destinations within Kirkcaldy providing 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 prime location in the block bounded by Tolbooth Street to the south. Nearby occupiers include **Debenhams, Waterstones, WH Smith, Shoe Zone, Thomas Cook, H Samuel, Specsavers, Body Care, Rymans, Marks & Spencer and River Island.**

DESCRIPTION

The premises comprise a prominent multi windowed corner retail unit arranged over the ground, first and second floors of a substantial stone built tenement building under a pitched and slated roof.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	45 ft 4 ins	13.82 m
Net Frontage	42 ft 9 ins	13.03 m
Return Frontage	9 ft 10 ins	3.00 m
Ground Floor	1,015 sqft	94.29 sqm
First Floor	956 sqft	88.81 sqm
Second Floor	510 sqft	47.38 sqm

RATING

We have been verbally advised by the local Assessor's Department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£46,000
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.433



RENT

Rental offers in excess of £40,000 per annum exclusive are invited.

LEASE TERMS

The premises are available on the basis of a new 10 or 15 year full repairing and insuring lease subject to 5 yearly upward only rent reviews.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The incoming tenant will be responsible for any Stamp Duty Land Tax and any VAT incurred thereon.

ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

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



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