

Culverwell

PROPERTY CONSULTANTS

LEASE AVAILABLE

RETAIL PREMISES

UNIT 37 MERCAT SHOPPING CENTRE KIRKCALDY KY1 1NJ

LOCATION

Kirkcaldy is situated in the Kingdom of Fife, and is located some 25 miles to the north of Edinburgh. The town has a population of approximately 50,000 persons.

The premises are situated on the main thoroughfare in the Mercat Centre on the east side of the Mall with nearby occupiers including **BHS**, **Phones 4U**, **Clinton Cards**, **Superdrug**, **Boots** and **HMV**.

DESCRIPTION

The premises comprise a multiple windowed Mall retail unit arranged over ground floor only.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Gross Frontage	19 ft 6 ins	5.94 m
Net Frontage	16 ft 0 ins	4.88 m

Ground Floor	824 sqft	76.55 sqm
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RATING

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

Rateable Value	£57,200
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Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.433
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RENT

£52,750 per annum exclusive.



By agreement.

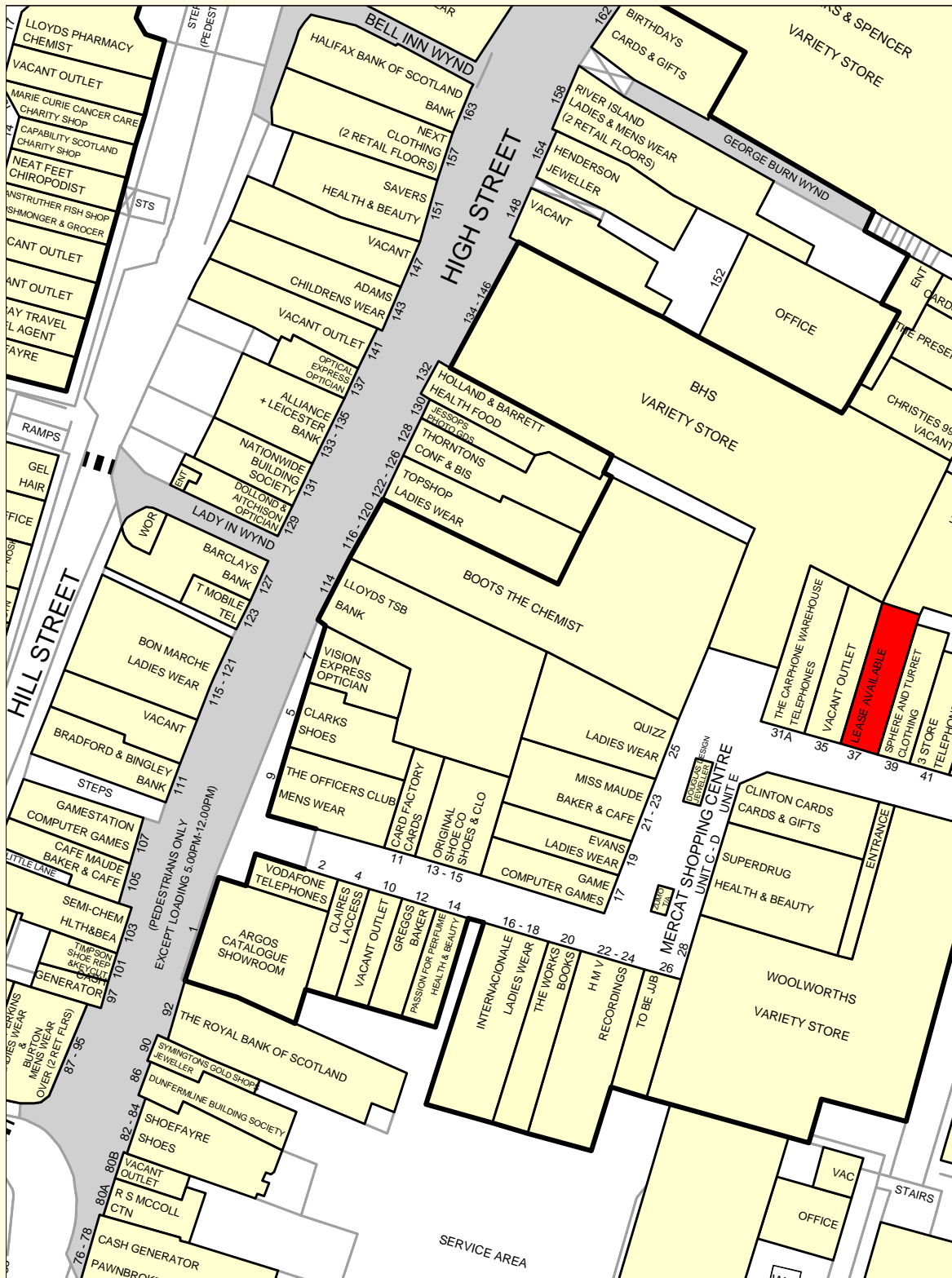
VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: Callum Mortimer

Tel: 0131 243 9614

Email: callum@culverwell.co.uk



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January 2012

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