

66 HIGH ST, KIRKCALDY, KY1 1NB



PROMINENT TOWN CENTRE RETAIL UNIT





- Prominent High St Location
- Dual Frontage on High St & Espalande
- Potential For Sub-Division
- Ground, Lower Ground & 1st Floor
- 13,840sq ft
- £27,000per annum
- Freehold Price on Application

### LOCATION

The subjects are situated on the East side of High Street, north of its junction with Charlotte Street close to the pedestrianised precinct within the town centre of Kirkcaldy. Kirkcaldy is Fife's largest town with a population of 47,000 and approximately 600,000 living within 12.5miles. The town has excellent communication links with Edinburgh and Dundee via the A92. Neighbouring occupiers include William Hill, Dorothy Perkins, Trespass & Betfred.

### SUBJECTS

The subjects comprise a prominent retail of traditional construction surmounted by a pitched roof. Benefitting from a prominent aluminium framed glazed frontage, the subjects are accessed via double doors to the main sales area with extensive storage, office, tea prep and w.c facilities.

The rear of the subjects provides dual stair cases leading to the lower ground area and exit directly to the rear of the demise.

The subjects would lend themselves to a variety of uses such as restaurant / gymnasium / day care / retail / business centre with further potential for sub-division to form multiple units with access from the esplanade and High Street.

### AREA

The subjects have been measured on a Gross Internal Area to extend to the following;

**1,285.22sqm (13,840sq ft)**







## NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV

**£46,200**

## PROPOSAL

Our client is offering the subjects on a new full repairing and insuring lease for a negotiable term for £27,000per annum.

The heritable interest is available with price available on application

## V.A.T

Prices quoted are exclusive of V.A.T

## E.P.C

Available on request

## VIEWING

By appointment

## LEGAL

Each party shall bear their own legal costs incurred in the transaction

Jas Aujla  
Will Rennie

TSA Property Consultants  
50 Darnley Street, Pollokshields,  
Glasgow G41 2SE

T: 0141 2374324  
E: info@tsapc.co.uk



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