



eric young & co

Retail

■ experience ■ judgement ■ service ■

LEASE AVAILABLE

Retail Unit

188 High Street
Kirkcaldy KY1 1JW



LOCATION

Kirkcaldy, which has a population of circa 50,000 people, is located on the East Coast of Scotland, approximately 12 miles north of Edinburgh and 28 miles south of Dundee. Kirkcaldy town centre, which serves a large catchment population of around 130,000 residents within a 20 minute drive time, is the largest town centre in Fife in terms of retail floor space.

The property is situated on the North-Eastern side of the pedestrianised section of the High Street, in the heart of Kirkcaldy town centre. Surrounding occupiers include **Ryman Stationery**, **H Samuel Jewellers**, **Thomas Cook Travel**, **WH Smith** and **Specsavers**.

ACCOMMODATION

The unit is arranged over ground floor at street level and extends to the following approximate areas and dimensions:

Net Frontage	13 ft 12 ins	(4.26 m)
Ground Floor	1,487 sq ft	(138.2 sq m)
Lower Ground (Store)	191 sq ft	(17.7 sq m)
Total	1,678 sq ft	(155.9 sq m)

PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

LEASE

The subjects are available on the basis of the existing lease expiring 15 January 2019.

RENT

The passing rent is currently **£35,000 per annum** exclusive.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£16,800**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2018/19 of **£8,064**.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.

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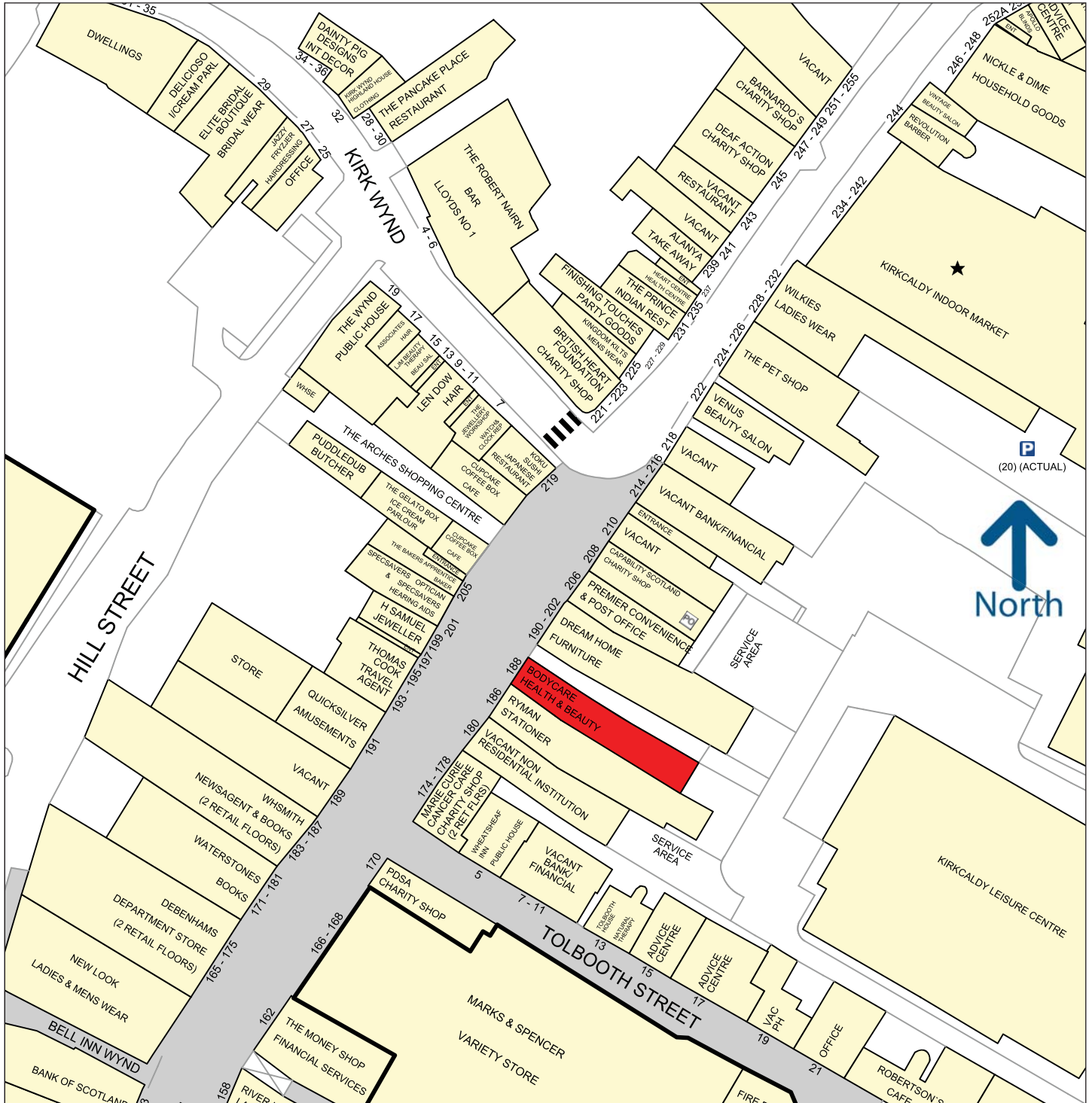
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GP/JH/KRK276

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