

TO LET

39 Rosslyn Street
Kirkcaldy KY1 3HS

- ▶ Prominent roadside development on a high traffic route
- ▶ Modern units available with retail & hot-food consent
- ▶ Customer parking provision
- ▶ Available Q3 2023



LOCATION

Kirkcaldy is located approximately 25 miles north of Edinburgh and is one of the largest towns in Fife with a resident population of around 50,000 people and a catchment of around 200,000.

The subjects are located to the north of Kirkcaldy town centre positioned on one of the main arterial routes connecting the A92 motorway to the town centre. More specifically, the site in question occupies a prominent location at the junction with Rosslyn Street and Pottery Street.

Nearby occupiers include **Fife Ice Arena**, **Ceramic Tile Warehouse**, **Royal Bank of Scotland**, **Fife Council** offices, **William Wilson** and **Asda Supermarket**. In close proximity is **Mitchelston Industrial Estate** which accommodates a variety of industrial trade counter and car showroom uses. **Viewforth High School** has also recently opened in close proximity to this site.

ACCOMMODATION

The subjects comprise five ground floor units extending to the following approximate Gross Internal Floor areas:

| | |
|--------|---------------------------|
| UNIT 1 | UNDER OFFER (4,000 SQ FT) |
| UNIT 2 | UNDER OFFER (1,500 SQ FT) |
| UNIT 3 | UNDER OFFER (1,000 SQ FT) |
| UNIT 4 | UNDER OFFER (1,250 SQ FT) |
| UNIT 5 | UNDER OFFER (3,750 SQ FT) |

There are also 52 car parking spaces serving the units.

PLANNING

Units 2 and 3 to benefit from Class 1A (Retail) and Class 3 Sui Generis (Hot-Food Takeaway) consent. Interested parties are advised to speak with the Local Planning Authority in relation to any potential Change of Use.

TERMS

Full repairing and insuring leases to be agreed. Quoting rents on application.

SERVICE CHARGE

A service charge will be prepared for the development which will be allocated on a fair and equitable basis.

RATING

The units will require to be assessed for rating purposes further to the completion of the development.

ENERGY PERFORMANCE CERTIFICATE

EPC ratings still to be assessed following the completion of the development.

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 EYCO on 0131 226 2641.

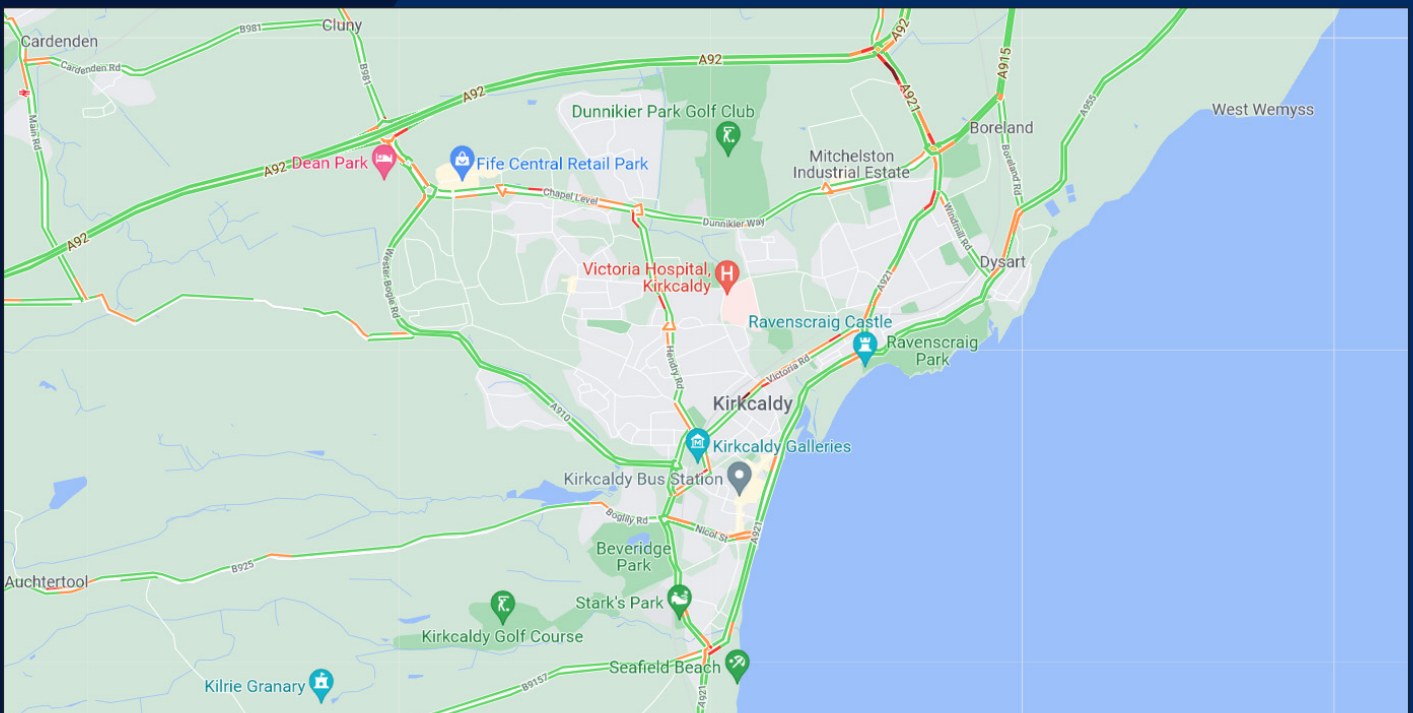
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