

TO LET

107-109 High Street
Kirkcaldy KY1 1LW

- ▶ Prime unit on busy pedestrian thoroughfare
- ▶ Ground & first floor: 1,800 sq ft (167.2 sq m)
- ▶ £16,500 per annum
- ▶ Subject to vacant possession



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 town is served with essential transport, shopping, educational and medical facilities and benefits from excellent transport links to the motorway network via the A92 dual carriageway.

The subjects are positioned upon the pedestrianised section of the High Street and occupy a prominent position of the north side of the street, opposite the Mercat Shopping Centre.

Nearby occupiers include **EE, Vodafone, JD Sports, CeX, Timpsons, Ramsdens** and **Bayne's the Family Baker**.

ACCOMMODATION

The unit is arranged over ground and first floor and extends to the following approximate net internal floor areas:

GROUND	1,149 SQ FT	106.7 SQ M
FIRST	651 SQ FT	60.5 SQ M
TOTAL	1,800 SQ FT	167.2 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 a new full repairing and insuring lease subject to 5 yearly rent reviews.

RENT

Offers of **£16,500 per annum** exclusive are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£16,200**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£8,068**.

ENERGY PERFORMANCE CERTIFICATE

A copy of the full report is 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

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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