TO LET
RETAIL PREMISES
7 WHYTESCAUSEWAY, KIRKCALDY, KY1 1XF

CANNING VALE PROPERTY

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 subject premises are located in a prominent position in close proximity to the main junction with the pedestrianised section of the High Street.

Nearby occupiers include Remax, Trepass, Belvoir, McColls and VPZ.

DESCRIPTION

The premises comprise a double-windowed retail unit arranged over the ground and basement floors of a substantial stone built building.

ACCOMMODATION

The main dimensions and net internal area are as follows:

Gross Frontage	16 ft 8 ins	5.08 m
Net Frontage	14 ft 9 ins	4.51 m
Ground Floor	455 sqft	42.26 sqm
Basement	376 sqft	34.93 sqm

RATING

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

Rateable Value	£6,400
Commercial Rate Poundage	£0.481

Please note the rates payable may be subject to the small business rates scheme to allow the new Tenant to benefit from full rates relief. Further details upon application.

RENT

Offers in excess of £9,500 per annum exclusive are invited.

LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a minimum term of 10 years subject to 5 yearly upward only rent reviews.



PLANNING

The premises currently benefit from Class 1 (Retail) consent. The premises may also be suitable for Class 2 (Office) and Hot Food Consent (Sui Generis) subject to securing a change of use.

LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant to be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred thereon.

ENERGY PERFORMANCE CERTIFICATE

EPC rating details available upon request.

AML

As part of our statutory obligations in relation to Anti Money Laundering, Canning Vale will require to undertake due diligence on the ingoing Tenant and will seek identification information at the appropriate time.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the retained letting agents.

Peter Hutton

07585509466

peter@canningvaleproperty.co.uk

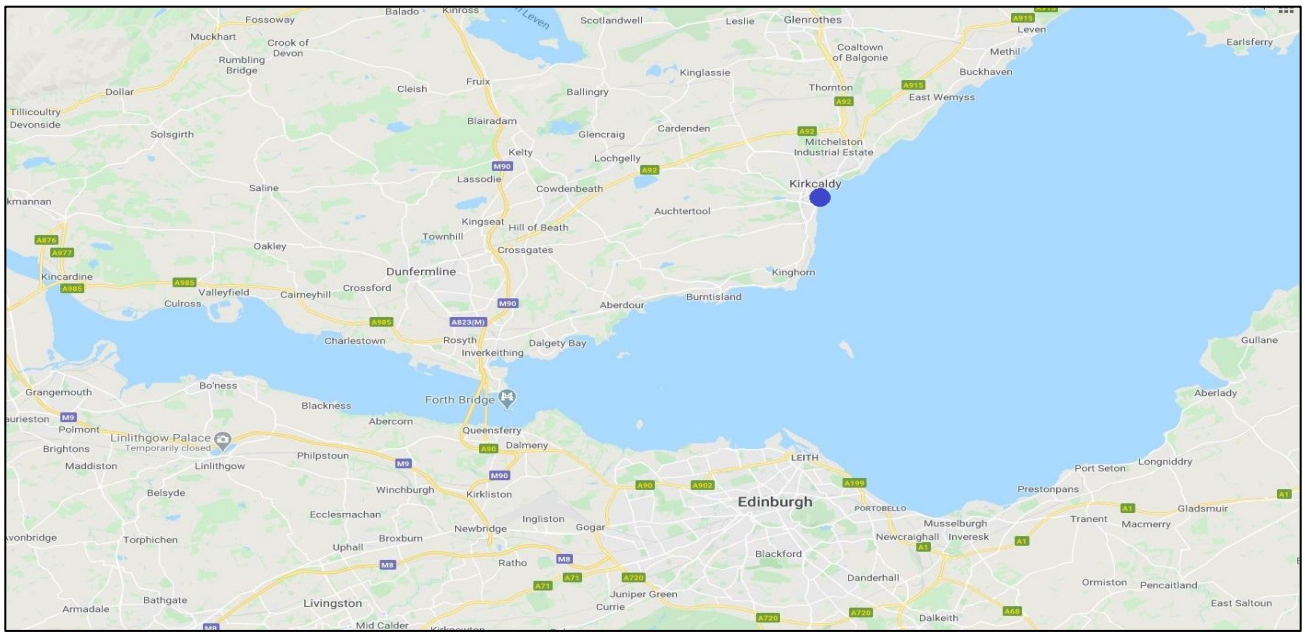
OR

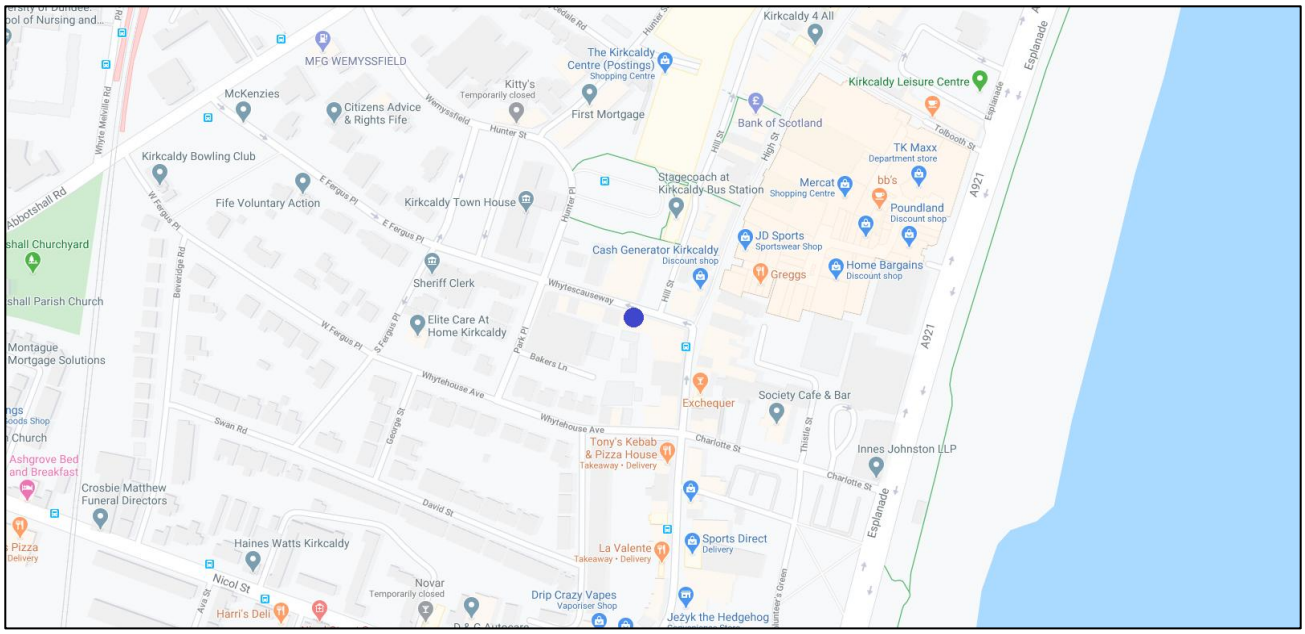
Munro Property – 07834 410 877

kirsty@munropropertyconsultancy.co.uk

TO LET
RETAIL PREMISES
7 WHYTESCAUSEWAY, KIRKCALDY, KY1 1XF

CANNING VALE PROPERTY





DISCLAIMER

Canning Vale Property, as agent for the vendors or lessors of this property, gives notice that: (i) These particulars are set out as a general outline for guidance only, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness; (iii) No person acting on behalf of Canning Vale Property has any authority to make or give any representation or warranty whatsoever in relation to this property. Canning Vale Property accepts no responsibility for any statement made in these particulars; (iv) Any areas, measurements or distances given are approximate. Unless otherwise stated, all purchase prices, any rents or outgoings are correct at the date of publication, and unless otherwise stated, are quoted exclusive of VAT; (v) Images may be computer generated. Photographs show certain parts of this property as they appeared at the time they were taken; and (vi) Any descriptions given of this property cannot be taken to imply this property is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Intending purchasers or lessees are advised to carry out their own investigations. Publication Date: October 2026

RETAIL

0141 266 0240