FOR SALE / TO LET

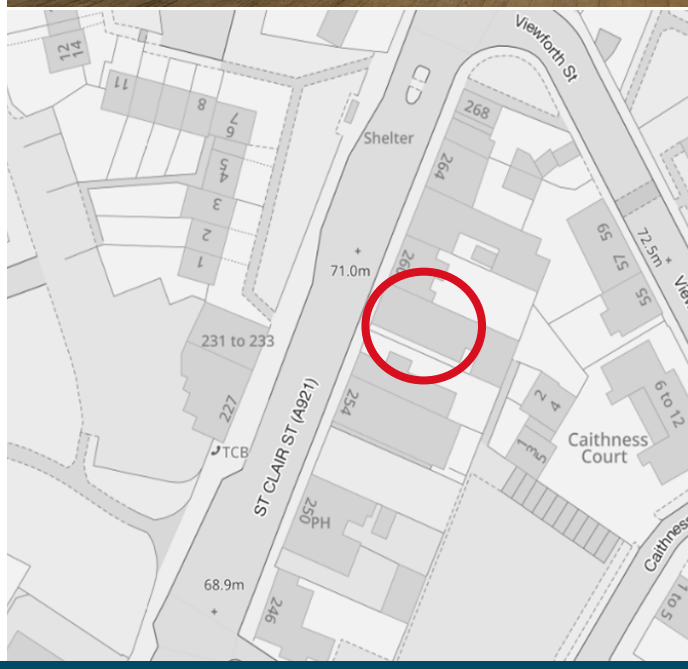
Retail/Medical/Showroom Opportunity*

St Clair Hall, 258 St Clair Street, Kirkcaldy, KY1 2DB





- **Former community hall**
- **Situated on main access route A921**
- **Net Internal Area of 162.7m2 approx.**
- **Offers invited**



Description

The Subjects comprise 2 open plan areas, one of which includes a stage and the other with built in wall storage, both of which benefit from good natural light. Reception, kitchen and toilets (including accessible) also located throughout. Access to the property can be gained from the front and side of the Subjects.

Services

The Subjects are served by mains electricity, water and drainage.

Use

The Subjects were most recently used as a community hall.

*Suitable for a range of uses subject to planning permission.

Location

Kirkcaldy is one of Fife's principal centres having a resident population of approximately 50,000 persons and a further catchment area now estimated to be in excess of 150,000. The town benefits from an excellent transportation system having a mainline railway station with regular services to Edinburgh and the rest of Fife on the Fife Circular Route.

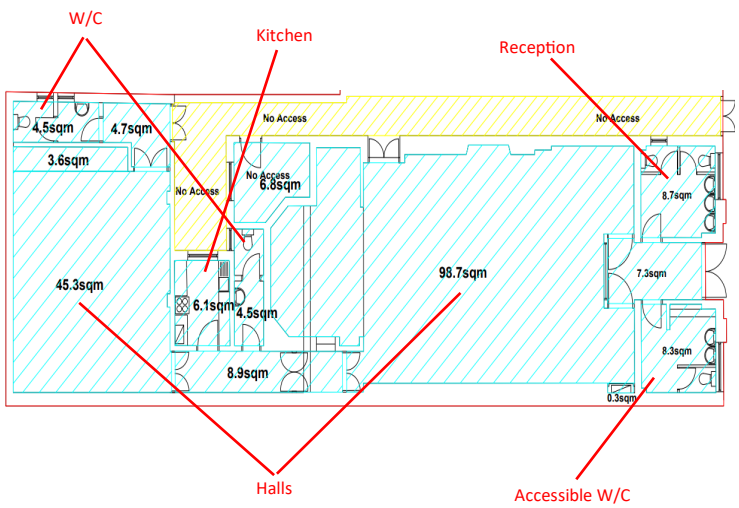
The Subjects are located in St Clair Street on the busy A921 thoroughfare of Kirkcaldy in a mixed commercial and residential area . The Subjects, and the location are ideally suited to larger scale retail, or professional services (medical, dental, veterinarian). Surrounding occupiers include shops, takeaways, dental practice, vets, trade warehouses and a pharmacy.

Accommodation

The Subjects provide the following accommodation and approximate floor areas:

- General purpose halls— 144m2
- W/C—4.5m2
- Accessible W/C—8.3m2
- Kitchen—6.1m2
- Reception/office— 8.7m2

Floor Plans



Purchase

Offers in the region of £90,000 are invited.

Rent

We are seeking a rental of £10,000 per annum on full repairing and insuring terms.

Rateable Value

At the time these particulars were prepared, the Subjects are entered in the Valuation Roll with a rateable value of £6,600. (ref no: 115211200)

Energy Performance Rating

EPC available on request. Current energy performance rating: C.

Viewing

To arrange an appointment to view the premises or for further information please contact:

Fife Council: 03451 555 555 + Extension

Tia Melville - 475439/ Shaun Crosby - 444729

Tia.melville@fife.gov.uk / shaun.crosby@fife.gov.uk

Closing Date

Offers are to be received by the closing date with a date yet to be set.

Offers must be submitted by email with "St Clair Hall, Kirkcaldy" in the subject line to Estates.Tenders@fife.gov.uk stating:

- Purchase Price offered **OR** Rental Price offered
- Your full name
- Postal address (including postcode)
- Mobile number

Disclaimer

Fife Council does not bind itself to accept the highest or any offer for the Subjects. In supplying these particulars, Fife Council is not issuing instructions and will not, therefore, be liable for agents or any other fees. These particulars are not deemed to form any contract or part of any contract, which may be entered into. The successful applicant will be responsible for their own legal costs, surveying costs, recording dues and Land and Buildings Transaction Tax.