FOR SALE/MAY LET

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PROPERTY CONSULTANTS

103 HIGH STREET, KIRKCALDY KY1 1LW

- OFFERS OVER £120,000
- 2,420 SQFT
- ELECTRIC SHUTTER FRONTAGE
- LARGE GLAZED FRONTAGE
- PRIME LOCATION
- HIGH LEVELS OF FOOTFALL
- GOOD LEVELS OF NEARBY PARKING

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LOCATION

Kirkcaldy is a town and former royal burgh in Fife, on the east coast of Scotland. It is about 12 miles north of Edinburgh and 28 miles southwest of Dundee. The town had a recorded population of 50,288 in 2021.The town is a major service centre for the central Fife area. It has a swimming pool, theatre, museum and art gallery, three public parks and an ice rink.

The A92, which connects Dunfermline to the west with Glenrothes and Dundee to the north, passes immediately north of Kirkcaldy. The A910 road connects it to the western and central parts of the town.

The subjects are located on the western side of High Street close to its junction with Whytescauseway.

DESCRIPTION

The subjects comprise a ground and first floor retail unit contained withing a mid terraced 4 storey building of stone construction surmounted by a pitched and slated roof.

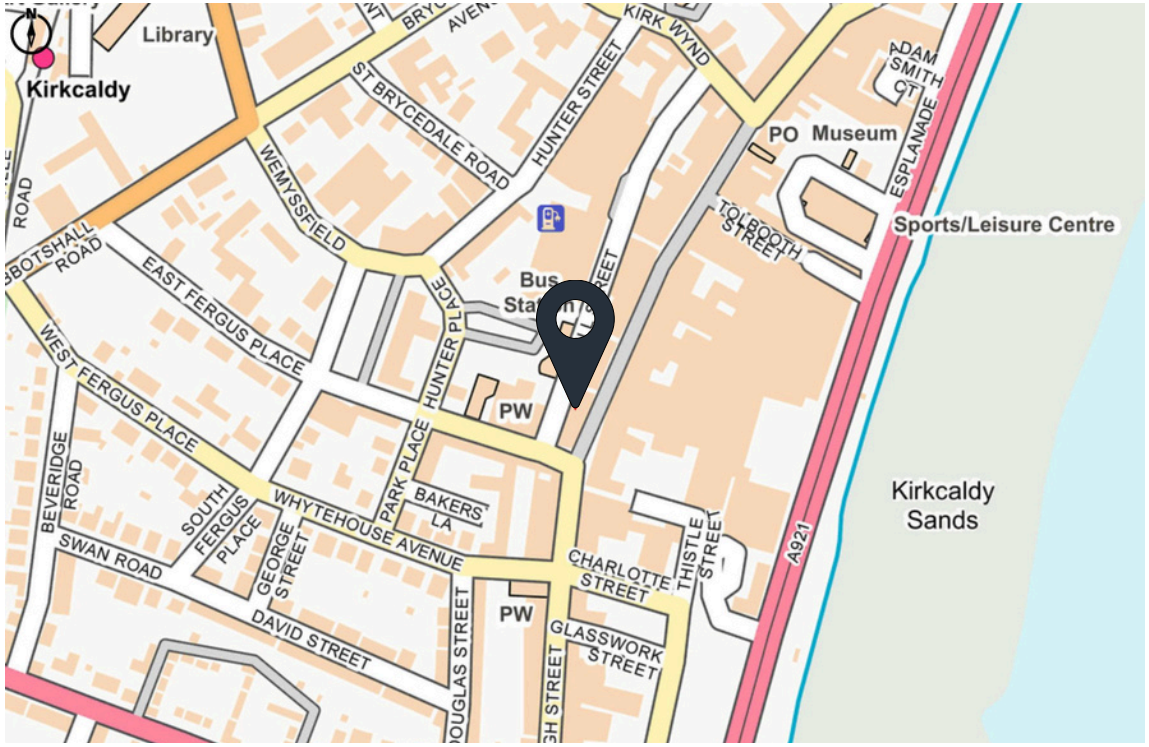
Internally the property provides a front retail space, rear store room and office on the ground floor with a further storage room, 2 offices, kitchen and w.c facilities on the first floor.

The property does require a degree of general refurbishment which has been reflected in the asking price.

The first floor benefits from an access door onto Hill Street which may allow conversion to a residential dwelling flat subject to planning.

PROPOSAL

Offers over £120,000 are invited for the heritable interest.



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FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

225m²/2,420ft²

RATING

Rateable value £15,000.

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Fife Council Planning Department.

EPC

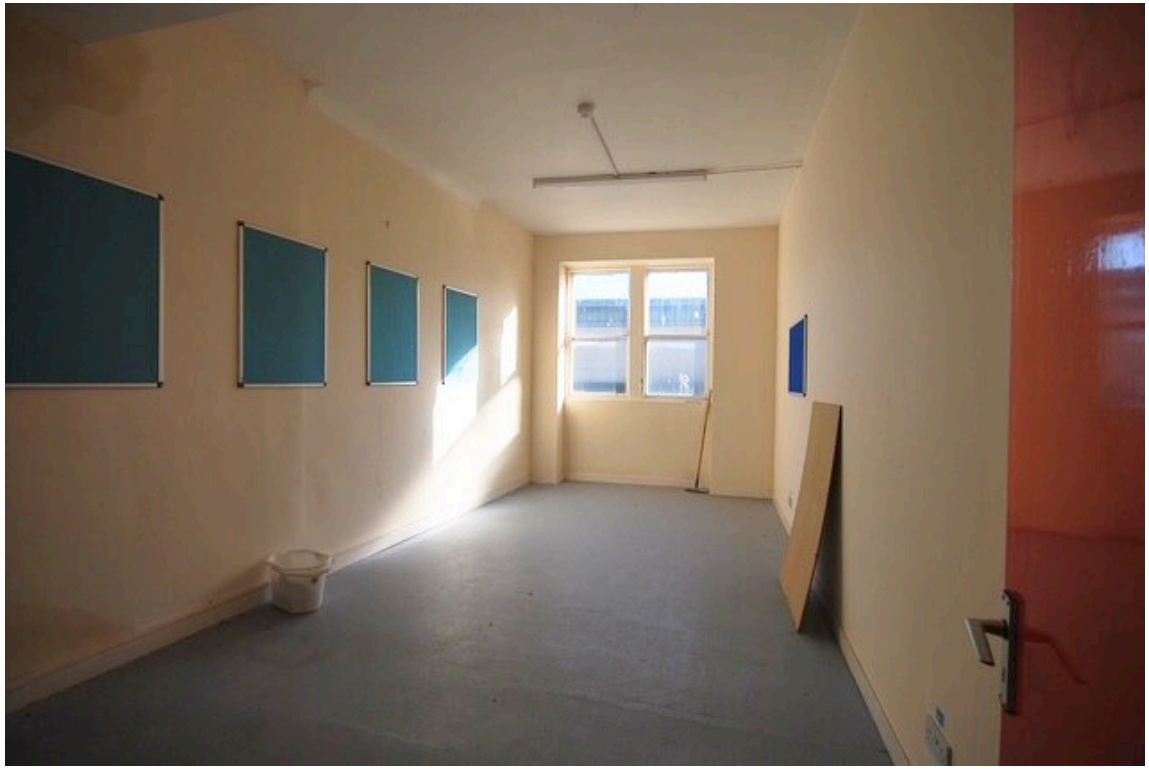
A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.



DISCLAIMER

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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

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