

FALCONER

PROPERTY CONSULTANTS

125 ST CLAIR STREET
KIRKCALDY
KY1 2BS

FOR SALE/TO LET

- OFFERS INVITED FOR SALE AND LEASE
- 1,937 SQFT
- PRIME LOCATION
- SUITABLE FOR A VARIETY OF USES
- PRIVATE ACCESS TO THE REAR

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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 49,460 in 2011, making it Fife's second-largest settlement and the 11th most populous settlement in Scotland.

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 subjects are located on the western side of St Clair Street close to its junction with McKenzie Street.

DESCRIPTION

The subjects comprise a ground floor takeaway/café within a two storey building of traditional stone construction surmounted by a pitched and slated roof.

Internally the subjects comprise a main retail/takeaway area with adjoining restaurant / seating area (the doorway between each property has been boarded up but could easily be removed), back shop/preparation area, rear stores/preparation areas and toilet.

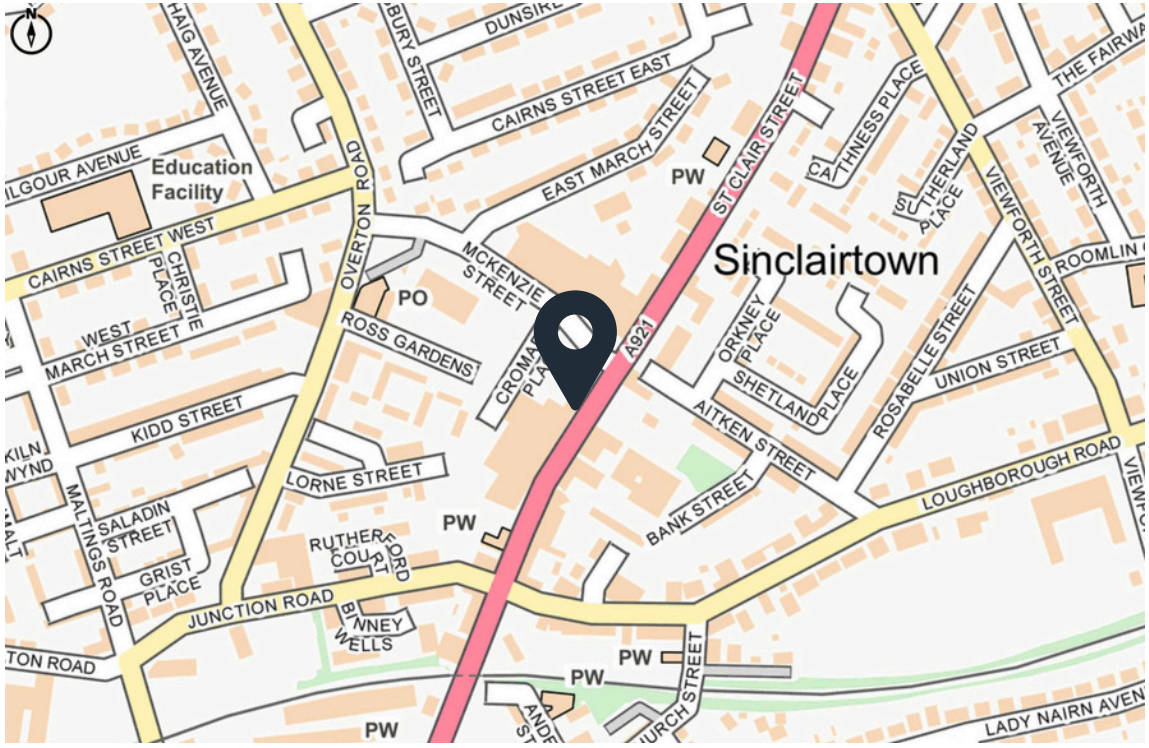
The takeaway is presently closed but was operated successfully by the family for many years.

The property benefits from private access to the rear.

PROPOSAL

Offers are invited for the sale and lease of the property.





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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):

Takeaway: 109 sqm / 1,173 sqft
Seating Area: 71 sqm / 764 sqft
Total: 180 sqm / 1,937 sqft

RATING

Rateable value £21,700.

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

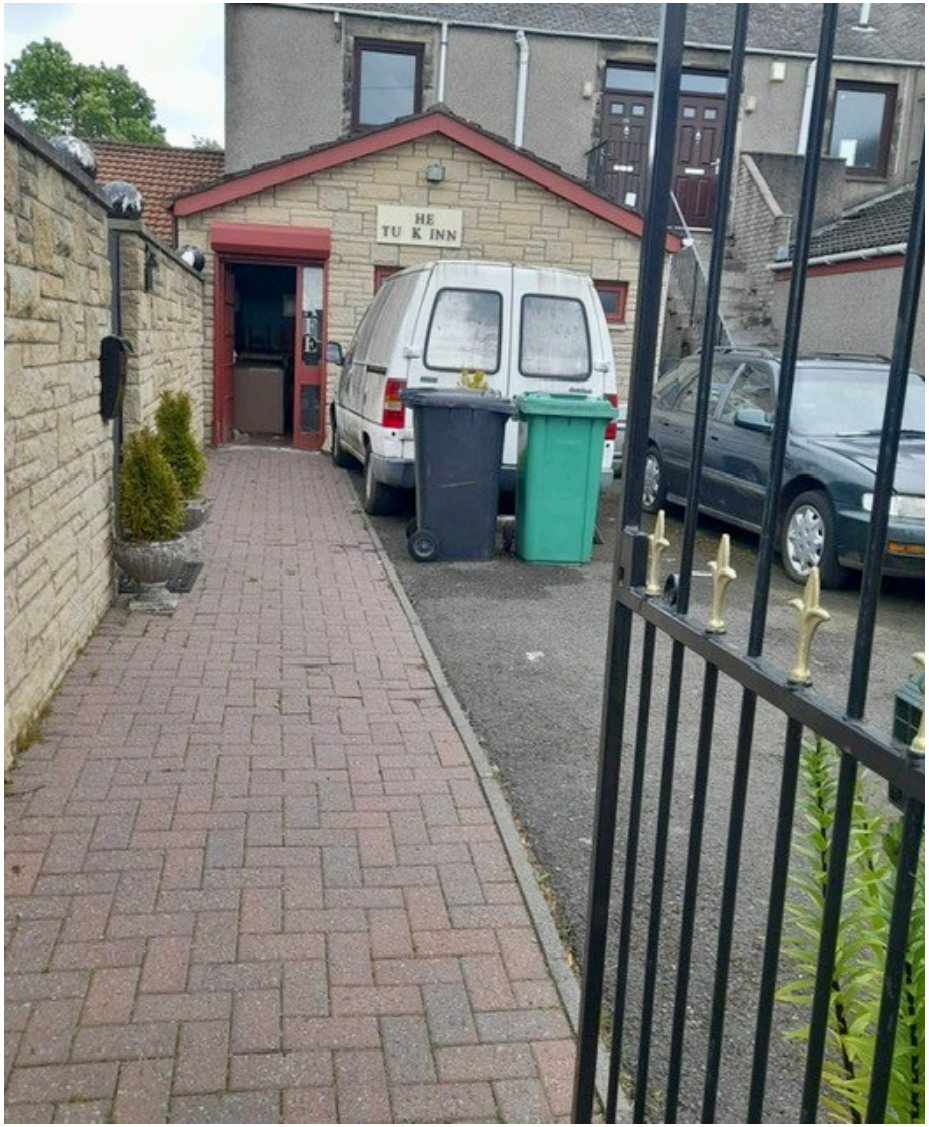
A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

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







DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published July 2026.

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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

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