RETAIL UNIT

Andrew Reilly Associates
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TO LET

**19 HIGH STREET,
KIRKCALDY, KY1 1LQ**

- HIGH STREET RETAIL UNIT
- 66.98 SQ M (721 SQ FT)
- GLAZED FRONTAGE
- FLEXIBLE TERMS
- ELIGIBLE FOR 100% RATES RELIEF

Location

Kirkcaldy is one of the principal towns within the Fife region, located on the north shore of the Firth of Forth approximately 29 miles from Edinburgh and 31 miles south of Dundee. The town has a resident population of c.50,000 people and provides one of the main retail destinations in east Fife in addition to being one of the region's commercial centres.

Located at the western end of Kirkcaldy High Street, the subject premises benefits from excellent nearby parking provision and consistent pedestrian footfall. Surrounding occupiers comprise a mix of national and independent retailers, including Sports Direct, B&M Bargains, Dears Pharmacy and Perrins Tailoring & Alterations.

Description

The subjects comprise a mid terraced retail unit formed over the ground floor and first floor of a two storey building.

The ground floor comprises of retail area, back shop, rear vestibule and w.c. The first floor offers staff area/kitchen.

Accommodation

The accommodation been measured in line with RICS Code of Measuring Practice (6th Edition) and the net internal area can be stated as follows:

Industrial	66.98 sq m	721 sq ft

Lease Terms

The unit is available to let on a full repairing basis for £7,500 P.a. Further details are available on application to the sole letting agents.

Rateable Value

The unit is currently listed in the Valuation Roll with a rateable value of £7,200 and is eligible for 100% rates relief.

Energy Performance Certificate

A copy of the Energy Performance Certificate can be provided on request.

Legal Costs

Each party will be responsible for the own legal costs in dealing with the transaction however the tenants will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.

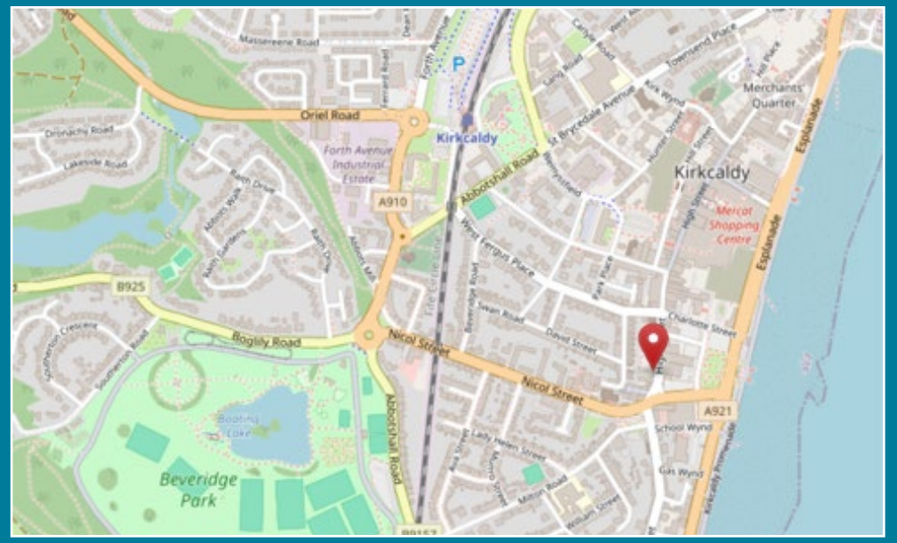
Anti-Money Laundering

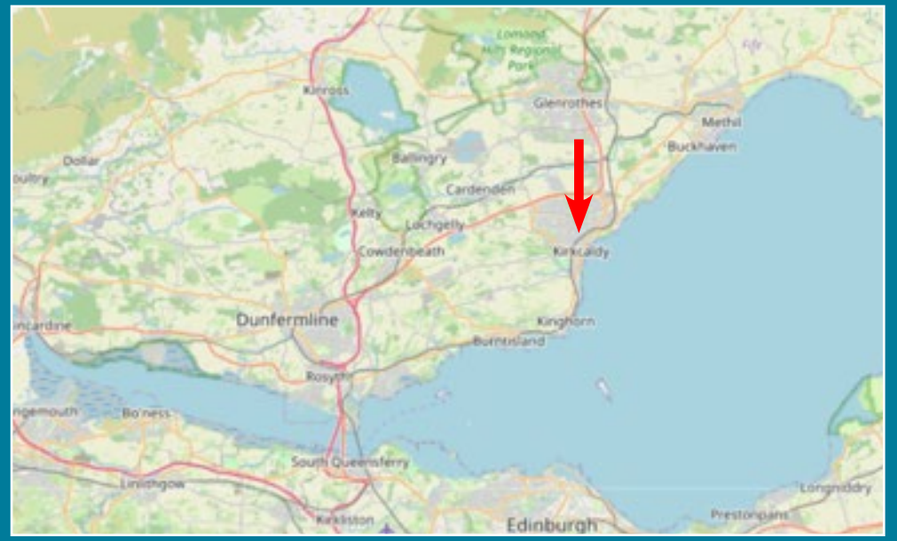
In order to comply with our obligations under anti-money laundering regulations we are required to undertake due diligence on prospective tenants which will include, but may not be limited to, proofs of identity, address and source of funding.

Viewing & Further Information

For further information or to discuss your requirements in greater detail, please contact:

Colin Devine
T: 07775863688
E: c.devine@andrewreillyassociates.co.uk





ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themself by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.

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