FOR SALE

CLASS 1A PREMISES

GROUND FLOOR RETAIL UNIT

LET UNTIL NOVEMBER 2030 AT £10,200 P.A.

OPPORTUNITY TO PURCHASE TENANTED UPSTAIRS APARTMENT WITH THE RETAIL UNIT

ON-STREET PARKING

NIA: 122.53 SQ M (1,319 SQ FT)

OFFERS OVER £79,000

VIRTUAL TOUR WHAT 3 WORDS

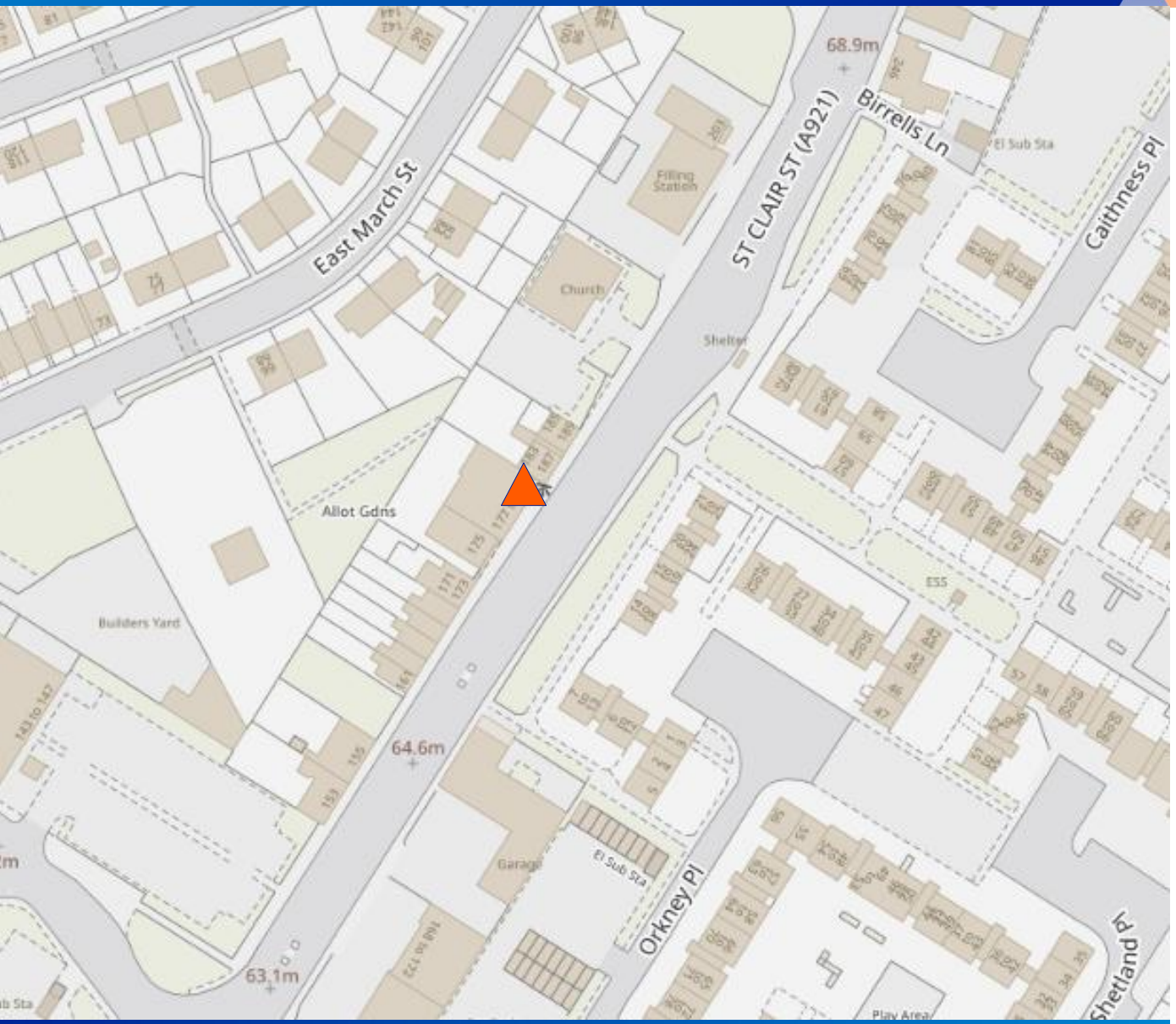


179 ST CLAIR STREET, KIRKCALDY, KY1 2BX

CONTACT: Jamie Hutcheon jamie.hutcheon@shepherd.co.uk | 01382 878005 | **shepherd.co.uk**

SHEPHERD COMMERCIAL

Location



FIND ON GOOGLE MAPS

LOCATION

Kirkcaldy is the main regional centre for the surrounding area and has a resident population approaching 50,000 persons.

Kirkcaldy is centrally located in Fife, approximately 25 miles north of Edinburgh on the east coast of Scotland.

The town is served with all essential transport, shopping, educational and medical facilities and benefits from excellent transport links to the motorway network via the A92 dual carriageway.

The subjects are located within a three-shop retail parade on St Clair Street, one of the main arterial routes leading into the centre of Kirkcaldy.



Description









DESCRIPTION

The subjects comprise a ground floor class 1A retail premises forming part of a two-storey stone built building with a pitched slate roof.

The subjects are currently occupied by Accent Gaming, an independent Wargaming and Hobbycraft retailor.

The property is accessed directly from St Clair Street leading into an open-plan retail area.

Internally the accommodation is in good condition, with two main retail areas, a kitchenette and W.C. facilities.

The upper floor comprises a residential apartment whilst neighbouring occupiers include a hot food takeaway and William Hill.

There is on street parking to the front of the premises and a private car park located to the rear accessed via a pend.

ACCOMMODATION

	m^2	ft^2
Ground Floor	122.53	1,319
TOTAL	**122.53**	**1,319**

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plan

179 ST CLAIR STREET, KIRKCALDY, KYI 2BX



The Detail

PRICE

Our client is inviting offers in excess of £79,000 for their heritable interest. A purchase at this level reflects a Net Initial Yield of 12.68%.

LEASE TERMS

The premises is currently let on an FRI lease at £10,200 per annum until November 2030.

A copy of the agreement can be provided to all interested parties.

ADDITIONAL OPPORTUNITY

Our client would be open to discussions regarding the inclusion of the tenanted upstairs 4-bed apartment at 179A St Clair Street within any sale of the subjects.

Please call for further details.

RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £17,700.

The unified business rate for 2026/2026 is 48.1p.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT (if applicable).

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

Jamie Hutcheon
jamie.hutcheon@shepherd.co.uk

Shepherd Chartered Surveyors
13 Albert Square, Dundee DD1 1XA
t: 01382 878005

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd 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 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd 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. PUBLICATION DATE **NOVEMBER 2026**

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