

**FOR SALE/
TO LET**

RETAIL PREMISES

**Asking Price – Offers in the
region of £45,000**

**Asking Rent – £6,000 per
annum**

**Net Area – 36 sq. m.
(387 sq. ft.)**

**Currently in food takeaway
use but suitable for a variety
of uses.**

100% rates relief available.



VIDEO TOUR



WHAT 3 WORDS

24 HENDRY ROAD, KIRKCALDY, KY2 5JJ

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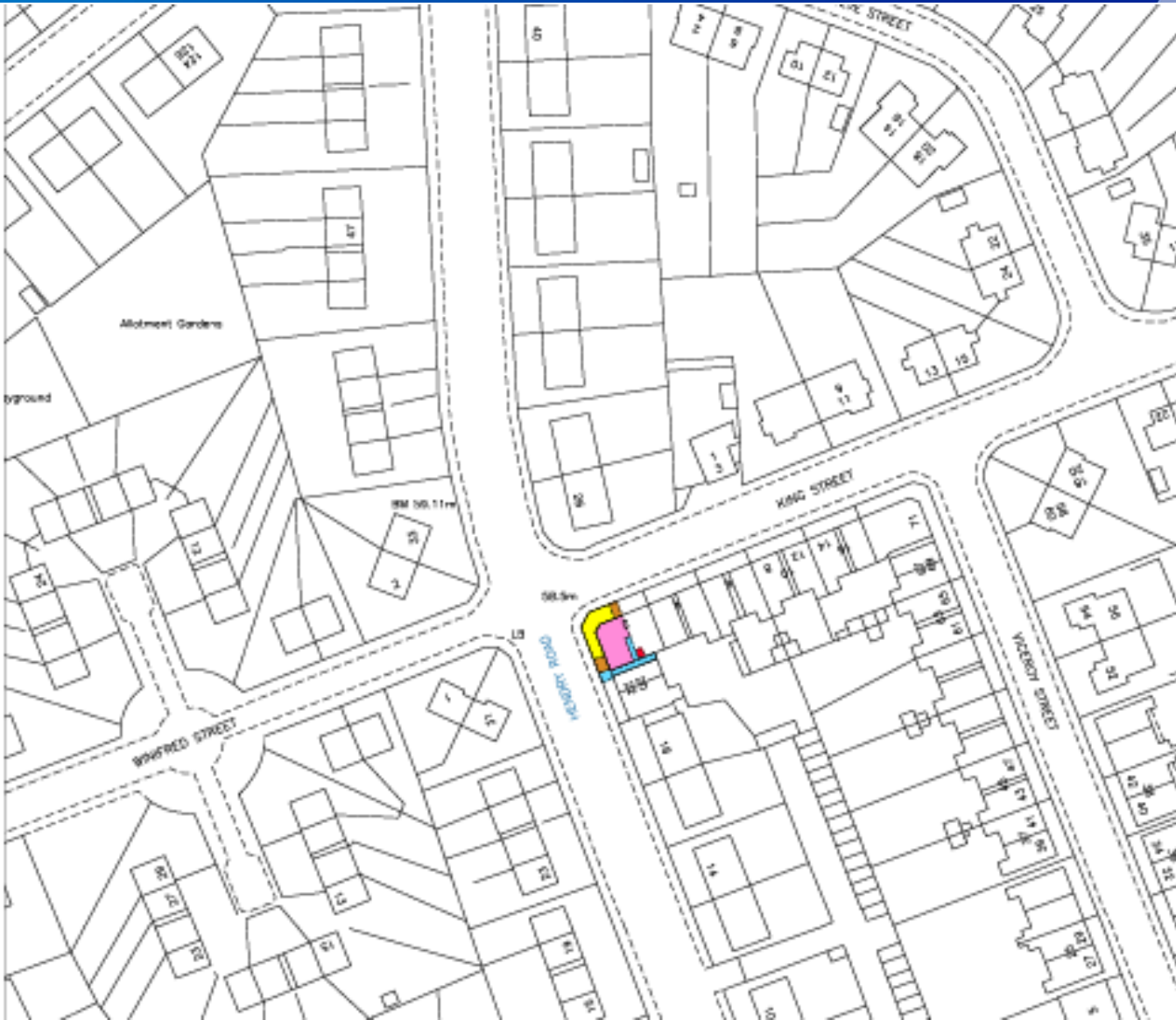
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Location

24 HENDRY ROAD, KIRKCALDY, KY2 5JJ



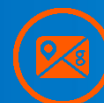
Location

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 occupy a prominent corner location between Hendry Road and King Street in a mixed residential and commercial location.



FIND ON GOOGLE MAPS



Description

24 HENDRY ROAD, KIRKCALDY, KY2 5JJ



Description

The subjects comprise a ground floor corner terraced retail/takeaway unit contained within a two-storey property with private residential accommodation above.

The main walls are of stone construction whilst the roof over is pitched and clad in slate.

The property is accessed via a roller shutter access door into an open plan takeaway area with kitchen to the rear and associated store and W.C.

Accommodation

	m ²	ft ²
Ground Floor		
Takeaway, Kitchen, Store and W.C.	36	387
TOTAL	36	387

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).



Price

Our client is inviting offers in the region of £45,000 or £6,000 per annum.

White Goods & Furniture

White goods and furniture are available by separate negotiation from the existing tenant.

Rateable Value

The subjects have been entered in the valuation roll at a Rateable Value of £3,800.

100% rates relief is available, subject to eligibility.

Energy Performance Certificate

Available upon request.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in connection with the sale/letting of the property.

Get in Touch

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



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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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