Retail

# TO LET

TSA Property Consultants




## 193 -195 High Street, Kirkcaldy, KY1 1JD

Retail To Let, Kirkcaldy

## Summary

| | |
|---|---|
| **Tenure** | To Let |
| **Available Size** | 1,600 sq ft / 148.64 sq m |
| **Rent** | £6,000 per annum Offers over |
| **Business Rates** | Upon Enquiry |
| **EPC Rating** | Upon enquiry |

## Key Points

- Town Centre Location
- Ground & 1st Floor
- Rent: o/o £6,000 per annum
- Prominent Frontage
- 1,600sq ft

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## Description

The property comprises a ground floor and first floor retail unit as part of a larger 3 storey and attic traditional stone built premises on Kirkcaldy high street.

The property benefits from a large double frontage with full height display windows which are of a single glazed nature with an aluminium frame affording excellent natural daylight into the property.

Internally, the property is organised on the ground floor to provide a large open plan sales/retail area together with a good sized rear staff/store room. The first floor provides a comfortable tea prep room as well as staff toilets.

Area

The property extend to the following floor areas;

Ground: 132.3sqm (1,424sq ft)
1st: 16.34sqm (176sq ft)

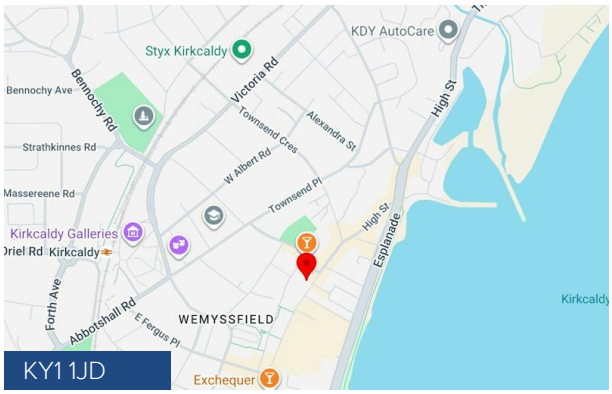
Total: 148.64 sq m (1,600 sq ft)

## Location

The property is located towards the northern end of Kirkcaldy High Street close by to its junction with Kirk Wynd within the town of Kirkcaldy.

Kirkcaldy is one of Fife's principal centres, having a resident population of approximately 50,000 and a further catchment area now estimated to be in excess of 150,000. The town benefits from an excellent communications system, having a main-line railway station and also with the East Fife Regional Road lying nearby to the north of the town, providing a first class dual carriageway link into the nearby Central Scotland motorway network.

The property benefits from good on street parking nearby. Nearby occupiers include Waterstones, WHSmith and Ryman




## Viewing & Further Information


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