

**TO LET
PRIME SHOP**

**137 HIGH STREET
KIRKCALDY
KY1 1LR**

Location

Kirkcaldy is located approximately 25 miles north of Edinburgh and is Fife's main shopping town with a resident population of circa 50,000 persons and a catchment of circa 200,000 persons.

The property occupies a prime location on the west side of the High Street opposite Holland & Barrett and adjoining Cancer Research and Dears Pharmacy. Boots, The Works, Vapourz and Costa are nearby.

Description

The subjects comprise a shop unit arranged over ground floor of a traditional stone-built property.

We understand the property extends to the following areas and dimensions:

Gross Frontage:	6.38 m	(20' 11")
Internal Width:	5.56 m	(18' 3")
Sales Depth:	12.57 m	(41' 3")
Built Depth:	18.52 m	(60' 9")

Sales:	70.23 m ²	(756 ft ²)
Staff/stock:	21.7 m ²	(234 ft ²)

Lease Terms

The premises are available on the basis of a new full repairing and insuring lease with regular rent reviews.

Rent

Offers in the region of £17,500 per annum exclusive are invited.



Rating

The property is currently entered into the Valuation Roll at £12,800 effective from 1st April 2023.

Legal Costs

Each party to be responsible for their own legal costs, with the ingoing tenant being responsible for LBTT, recording dues etc.

VAT

All terms are quoted net of VAT where applicable.

Energy Performance Certificate

A copy of the Certificate is available on request.

Entry

Early entry is available by agreement.

Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

