

RETAIL

TO LET

**272 HIGH STREET,
KIRKCALDY, KY1 1LB**



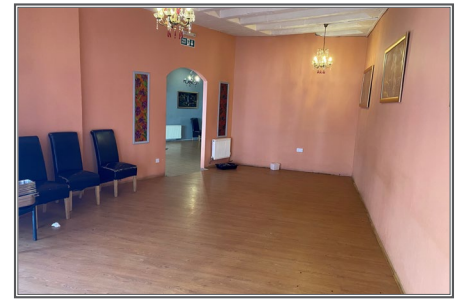
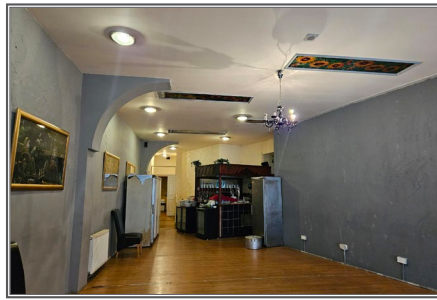
138.63 SQ M (1,492 SQ FT)

SUITABLE FOR ALTERNATE USES

LARGE BASEMENT/STORAGE AREA

Andrew Reilly Associates Ltd
31 Rutland Square, Edinburgh,
EH1 2BW

0131 229 9885



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.

The subject premises are located at the northern end of High Street, in the historic Merchant's Quarter and in close proximity to King's Theatre, the Esplanade, the main pedestrianised retail precinct and The Mercat Centre.

Extensive car parking is available immediately behind the property and nearby occupiers include House of Adam Smith, King's Live Lounge, Café Continental, Forth Music and Amritsar Restaurant.

DESCRIPTION:

The property is an end of terrace unit, previously operated as a fully licenced restaurant and arranged over ground and basement floors. Double fronted display windows face on to the High Street and there is limited on-street parking nearby.

Internally, the unit is fitted out with two large seating areas, commercial kitchen and customer toilets at ground floor level with extensive storage, staff WC and delivery access in the basement.

The property is suitable for a variety of occupiers and could be returned to Class 1 Retail or Class 2 Office use.

ACCOMMODATION:

The property has been inspected and the following gross internal areas have been calculated in accordance with the RICS Property Measurement Guidance (2nd Edition):

	Sq M	Sq Ft
Restaurant/Retail Area	138.63	1,492
Basement	134.85	1,452

BUSINESS RATES:

The premises are listed within the Valuation Roll as a Restaurant with a rateable value of £12,600.

LEASE TERMS:

The property is available to let on a new full repairing and insuring lease for a term to be agreed. Further details are available on application to the sole marketing agent.

VAT:

Rents and outgoings quoted are exclusive of VAT and will be liable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE:

An energy assessment has been undertaken on the property and an EPC can be provided on request.

LEGAL FEES:

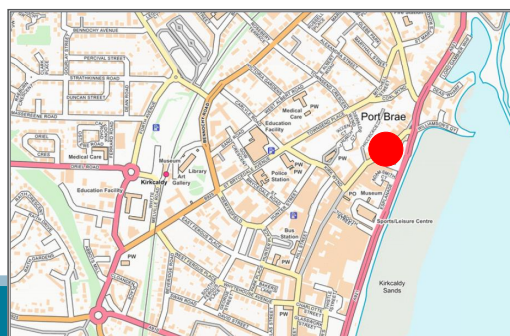
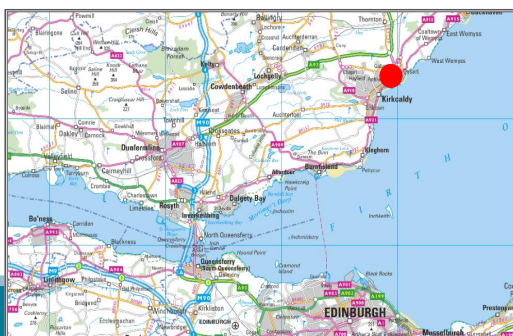
Each party will be responsible for their own legal fees. In dealing with the transaction however the purchaser will be liable in the normal manner for any recording dues, registration fees and Land and Buildings Transaction Tax.

VIEWING AND FURTHER INFORMATION:

For further information and to arrange viewings please contact the sole marketing agents:

Contact: Howard Brooke
Mobile: 07973 540528
E-mail: h.brooke@andrewreillyassociates.co.uk

Contact: Louise Reilly
Mobile: 07856 413476
E-mail: l.reilly@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 themselves 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.