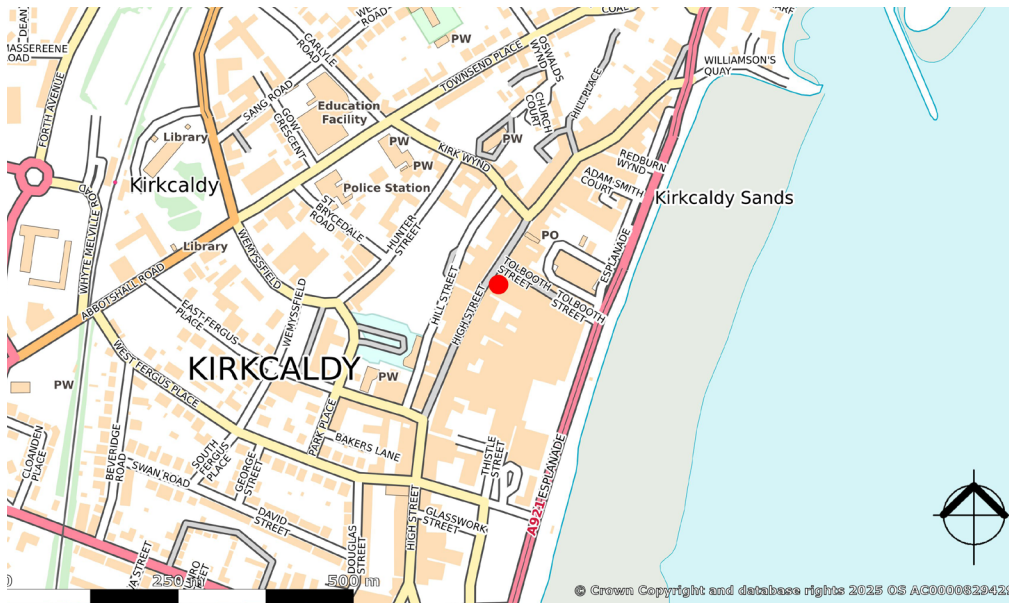




166/168 High Street, Kirkcaldy, KY1 1JP

- Situated on busy High Street in Kirkcaldy, Fife
- Mixed-use location with good provisions of car parking
- Consideration given to subdivision
- Potential for alternative use redevelopment (STP)
- Gross Internal Area: 52,503 sq.ft



To arrange a viewing please contact:



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LOCATION

The subjects lie in a prominent position along Kirkcaldy's High Street, situated within the town's central commercial area and in close proximity to essential amenities and local services. Kirkcaldy itself is approximately 30 miles north of Edinburgh and 30 miles south of Dundee, benefiting from strong connectivity to these major cities.

More specifically, 166/168 High Street is ideally positioned within a footfall area, accessible by both local and regional transport links. The surrounding area comprises a mix of retail, dining, and service-oriented businesses, making it a desirable location for commercial activity.

Public transportation options and major road networks further enhance accessibility to the property, attracting a broad customer base from Kirkcaldy and nearby regions.

DESCRIPTION

The subjects comprise a prominent commercial retail property located in a central area of Kirkcaldy's High Street. The building spans substantial floor space, constructed primarily of reinforced concrete and steel framing, typical of modern retail premises. The frontage offers extensive glazing, creating a welcoming and visible entrance from the High Street.

The structure includes multiple levels, with main access points from both the High Street and internally through the Mercat Shopping Centre. The property is versatile, allowing flexible configuration for various retail setups.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Gross Internal Area basis:

FLOOR	SQM	SQ.FT
Basement	845.0	9,095
Ground	2427.5	26,129
First	1281.6	13,795
Second	323.6	3,484
Total	4877.7	52,503

RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £206,000.

RENTAL PRICE

Price on Application

LEGAL COSTS + VAT

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

EPC

EPC will be available upon request.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: January 2025