



**FALCONER**  
PROPERTY CONSULTANTS

# TO LET

77 Dollar Crescent,  
Kirkcaldy, KY2 6NX

## RETAIL UNIT / CLASS 3

- LEASE FROM £6,500 PER ANNUM
- 764 FT<sup>2</sup>
- READY FOR IMMEDIATE OCCUPANCY
- RECENTLY REFURBISHED
- 100% RATES RELIEF (subject to qualification)
- GOOD LEVELS OF PASSING TRADE
- CLASS 3 USE (application pending)



## LOCATION

Kirkcaldy is a town and former royal burgh in Fife, on the east coast of Scotland. It is about 12 miles north of Edinburgh and 28 miles southwest of Dundee. The town had a recorded population of 49,460 in 2011, making it Fife's second-largest settlement and the 11th most populous settlement in Scotland.

The town is a major service centre for the central Fife area. It has a swimming pool, theatre, museum and art gallery, three public parks and an ice rink.

The A92, which connects Dunfermline to the west with Glenrothes and Dundee to the north, passes immediately north of Kirkcaldy. The A910 road connects it to the western and central parts of the town.

The subjects are located on the southern side of Dollar Crescent between its junctions with St Fillans Road and Blairmore Road.



## DESCRIPTION

The subjects comprise a semi-detached ground floor retail unit of brick construction. Internally the subjects provide retail area, store/office and WC.

The property has been fitted out to good standard and benefits from a recently installed frontage.

## PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Fife Council Planning Department.

Our client is applying for change of use to Class 3.

## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

71.01m<sup>2</sup>/764ft<sup>2</sup>

## PROPOSAL

Rent from £6,500 per annum.

## RATING

Please contact local rates office.

## EPC

G.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.



**FALCONER**  
PROPERTY CONSULTANTS

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

PERTH 01738 230 200

MOBILE 07753 340 113

EMAIL [sandy@falconerproperty.co.uk](mailto:sandy@falconerproperty.co.uk)

[www.falconerproperty.co.uk](http://www.falconerproperty.co.uk)