



FALCONER
PROPERTY CONSULTANTS

TO LET

Unit B, 168 St. Clair Street,
Kirkcaldy, KY1 2DG

CLASS 1 RETAIL UNIT

- LEASE FROM £17,950 PER ANNUM
- 1,572 FT²
- PRIME LOCATION NEXT DOOR TO LARGE CONVENIENCE STORE
- 100% RATES RELIEF (subject to qualification)
- RECENTLY REFURBISHED
- OVER 17,000 CARS PASSING DAILY
- OFF STREET PARKING
- HIGH FOOTFALL



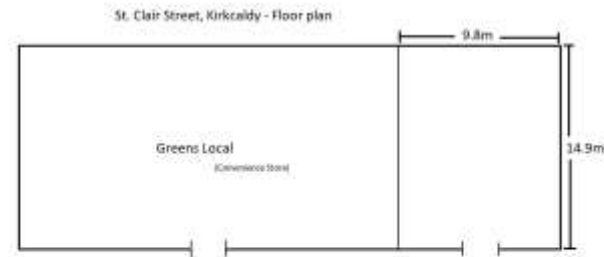
LOCATION

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 eastern side of St Clair Street near to its junctions with McKenzie Street. This offers a prime location with over 17,000 cars passing daily.



DESCRIPTION

The subjects comprise a semi-detached ground floor retail unit of brick construction, with a wooden cladding overlay.

Upon completion of refurbishment work, the property will benefit from a large full width frontage with central double pedestrian door.

Internally the subjects provide an open plan retail area.

RATING

RV: £11,600. The property is below the threshold for small business rates relief and as such qualifying occupants may benefit from 100% rates relief. Please contact local rating office for further information.

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):

146.02m²/1,572ft²

PLANNING

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

We understand that the property currently benefits from class 1 consent however class 3 may be possible subject to planning.

EPC

A copy of the EPC will be available upon request.

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.

PROPOSAL

Rent from £17,950 per annum.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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