



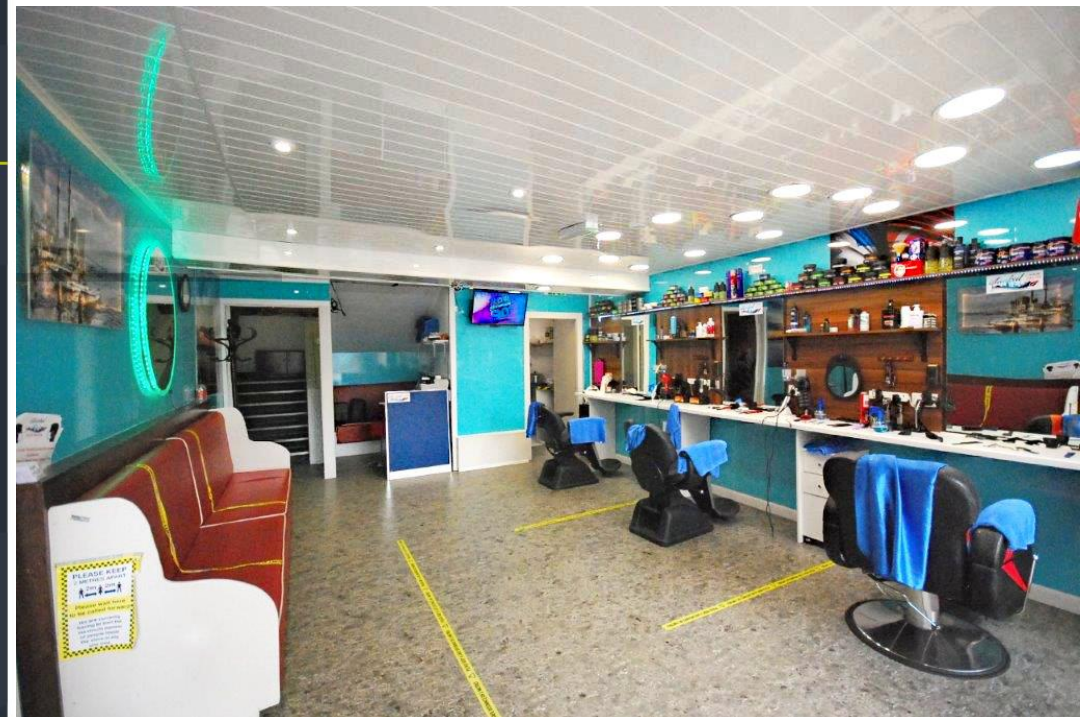
**FALCONER**  
PROPERTY CONSULTANTS

# FOR SALE

80b High Street, Kirkcaldy,  
KY1 1NB

## RETAIL UNIT

- APPROX 1,580 SQFT
- OFFERS IN THE REGION OF £200,000
- PRIME RETAIL PITCH
- HIGH LEVELS OF PASSING TRADE
- GOOD LEVELS OF NEARBY PARKING
- LARGE GLAZED FRONTAGE





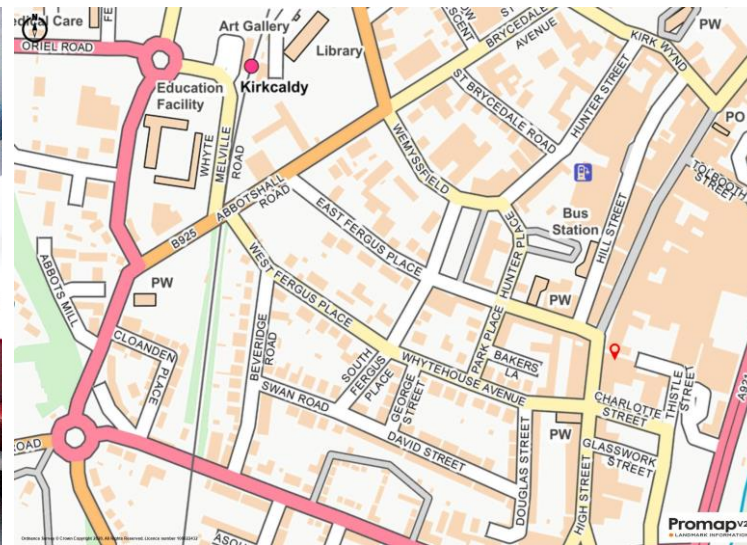
## LOCATION

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 has a population of around 60,000, making it Fife's second-largest.

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 the High Street offering a prime retail pitch with large levels of daily footfall.



## DESCRIPTION

The subjects comprise a two storey and attic mid terraced building of brick construction, cement rendered and a pitched and slated roof.

Internally the property comprises a ground floor gents barber shop and first floor ladies hair salon with kitchen and toilet facilities.

The attic floor provides staff accommodation and toilets facilities.

There is access from the rear providing space for loading /unloading.

## PROPOSAL

Offers in the region of £200,000 are invited for the Heritable (freehold) interest.

## 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):

147m<sup>2</sup>/1,580ft<sup>2</sup>

## PLANNING

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

## EPC

A copy of the EPC will be available on 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 sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

## VAT

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

## RATING

Rateable value £8,700.



**FALCONER**  
PROPERTY CONSULTANTS

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Colin Devine

MOBILE 07775863688  
PERTH 01738 230 200  
EMAIL [info@falconerproperty.co.uk](mailto:info@falconerproperty.co.uk)

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

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published October 2021.