



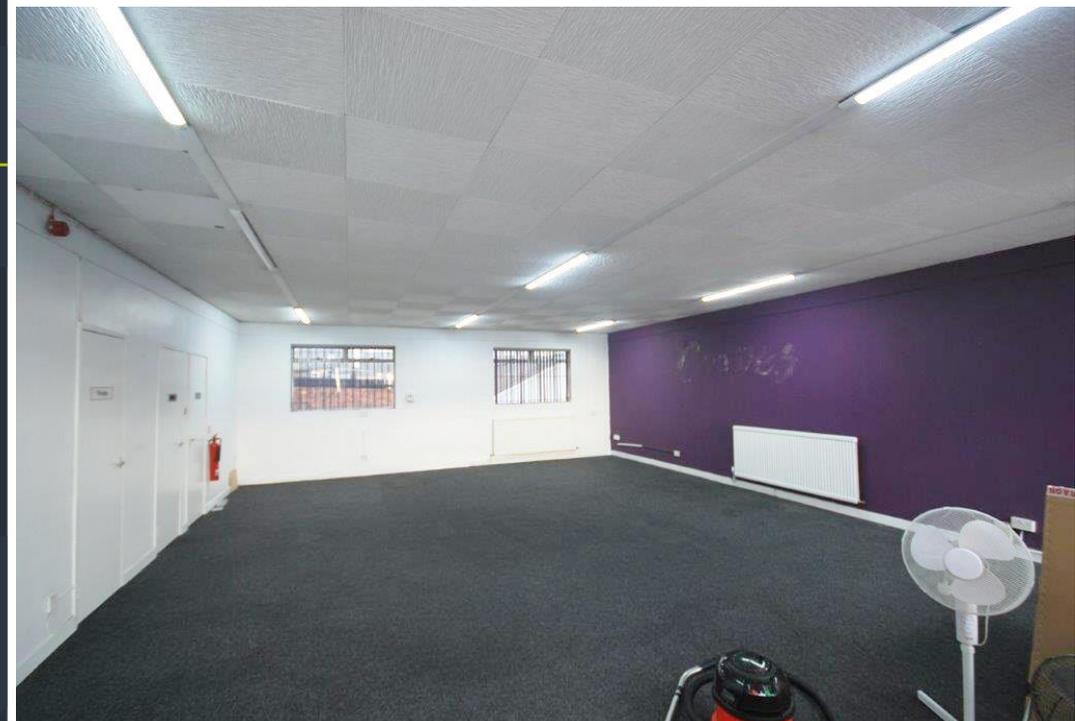
**FALCONER**  
PROPERTY CONSULTANTS

# FOR SALE/TO LET

15 Nicol Street, Kirkcaldy,  
KY1 1NY

## FIRST FLOOR OFFICE/STUDIO

- OFFERS IN THE REGION OF £65,000
- LEASE FROM £6,500 PER ANNUM
- 765 FT<sup>2</sup>
- HIGH LEVELS OF PASSING TRADE
- GOOD LEVELS OF NEARBY PARKING
- READY FOR IMMEDIATE OCCUPATION



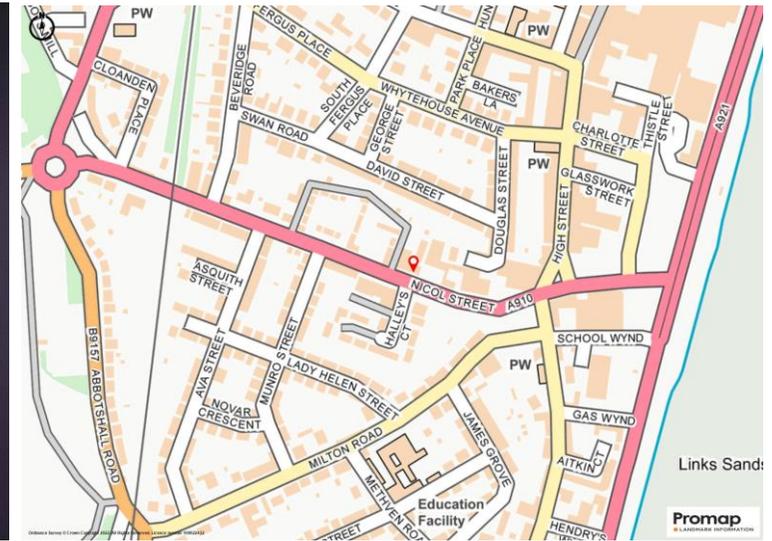
## LOCATION

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 Nicol Street, just a short walk from Kirkcaldy High Street.



## DESCRIPTION

The subjects comprise a first floor of a two-storey detached building in Kirkcaldy town centre.

Internally the property benefits from an open plan, first floor office suite/studio.

## PROPOSAL

Lease from £6,500 per annum.

Offers in the region of £65,000 are invited for the Heritable (freehold) interest of the property.

## RATING

Rateable value £5,900.

## 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):

Total: 71m<sup>2</sup>/765ft<sup>2</sup>

## PLANNING

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

## 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.



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## 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)

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