



FALCONER

PROPERTY CONSULTANTS

**49 HIGH STREET,
KINGHORN,
KY3 9UW**

TO LET/FOR SALE

- RENT & PRICE NEGOTIABLE
- 550 FT²
- LARGE GLAZED FRONTAGE
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- FREE ON-STREET PARKING

LOCATION

Kinghorn is a coastal town situated within Fife overlooking the Firth Of Forth approximately 15 miles east of the Forth Bridges and 3 miles from Kirkcaldy.

Kinghorn is a popular summer destination with tourists and has attractive beaches and is served by a railway station on the main Aberdeen to Edinburgh line.

The subjects are situated on the southern side of the High Street between its junctions with Cunzie Neuk and Rossland Place.

DESCRIPTION

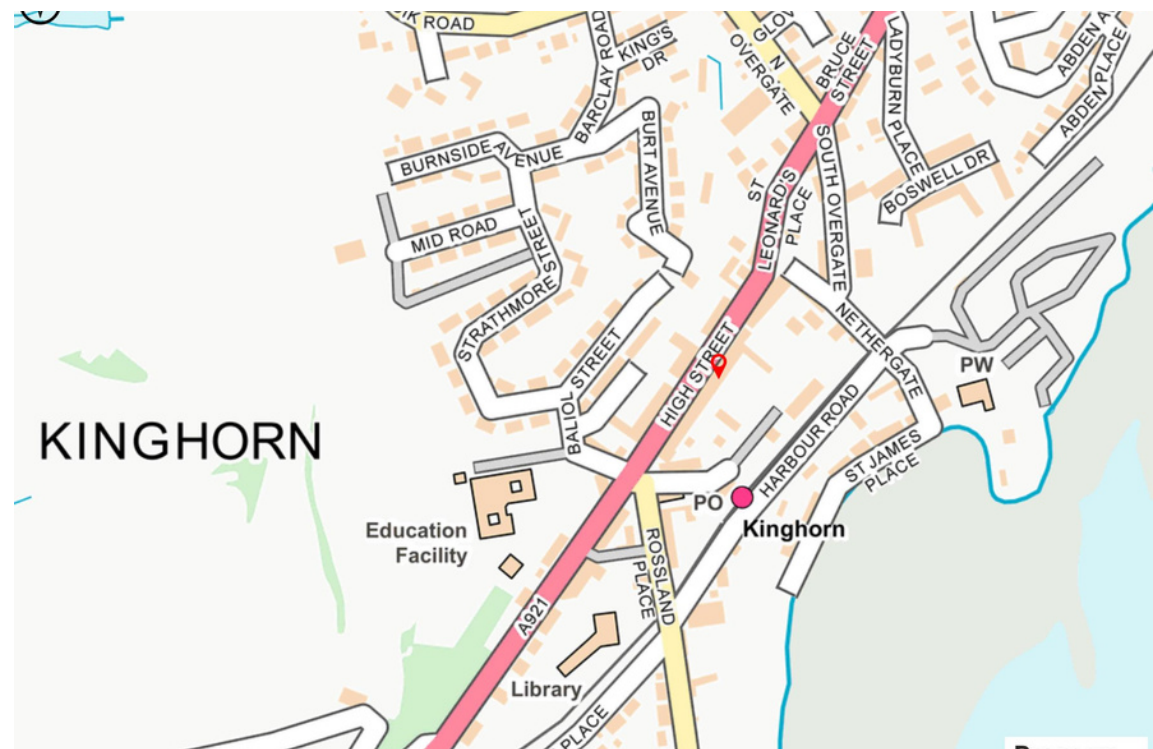
The subjects comprise a ground floor cafe/retail unit within a three-storey terraced building of stone and slate construction.

Internally the property benefits from the front retail/cafe seating space with a rear kitchen/preparation area and two toilets.

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):

51m²/550ft²



PROPOSAL

Rent and price are negotiable.

PLANNING

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

RATING

Rateable value £2,900.

EPC

F.

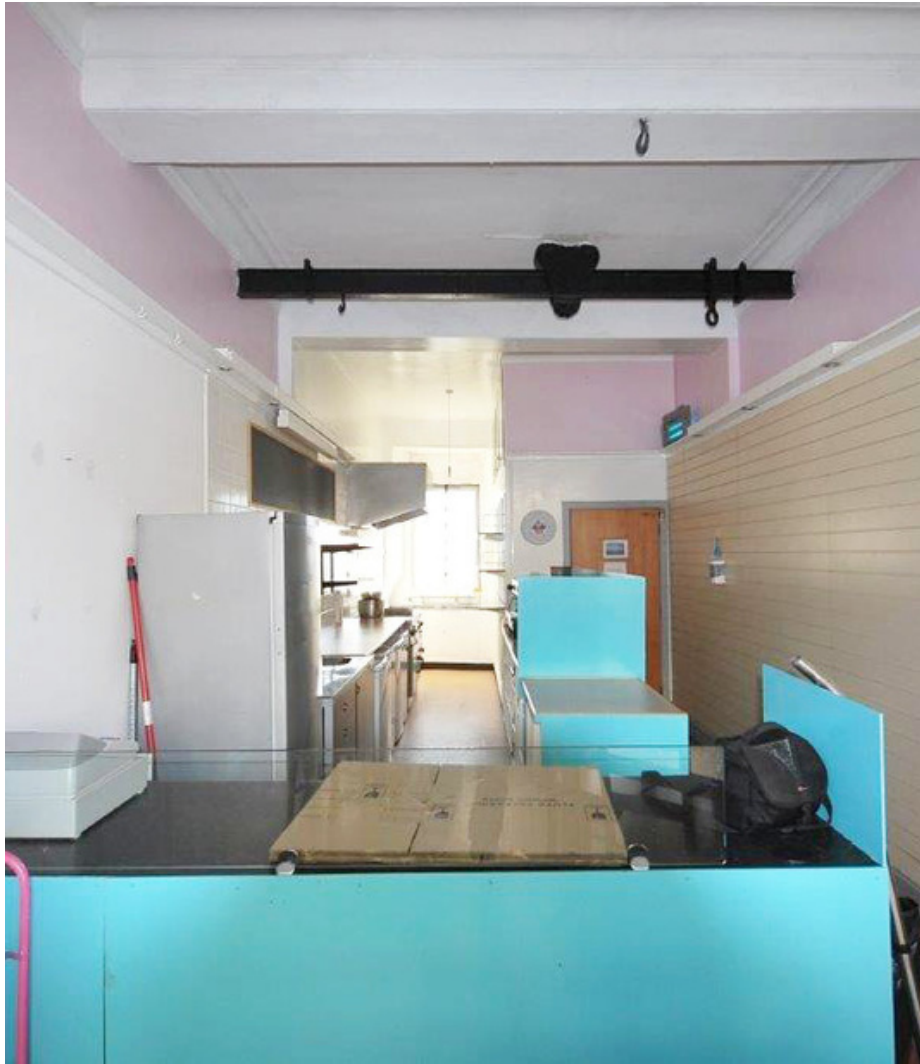
CLOSING DATE

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/lease of the property.

VAT

N/A.





DISCLAIMER

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 November 2022.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

COLIN DEVINE



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