



# FALCONER

PROPERTY CONSULTANTS

**125 HIGH STREET,  
KIRKCALDY  
KY1 1LW**

## INVESTMENT FOR SALE

- OFFERS OVER £220,000
- 721 FT<sup>2</sup>
- FIRST FLOOR MEETING HALL/OFFICES
- 2 SECOND FLOOR RESIDENTIAL FLATS
- HIGH LEVELS OF PASSING TRADE
- GOOD LEVELS OF NEARBY PARKING



## 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 western side of the High Street with an entrance to the property on the eastern side of Hill Street.

## DESCRIPTION

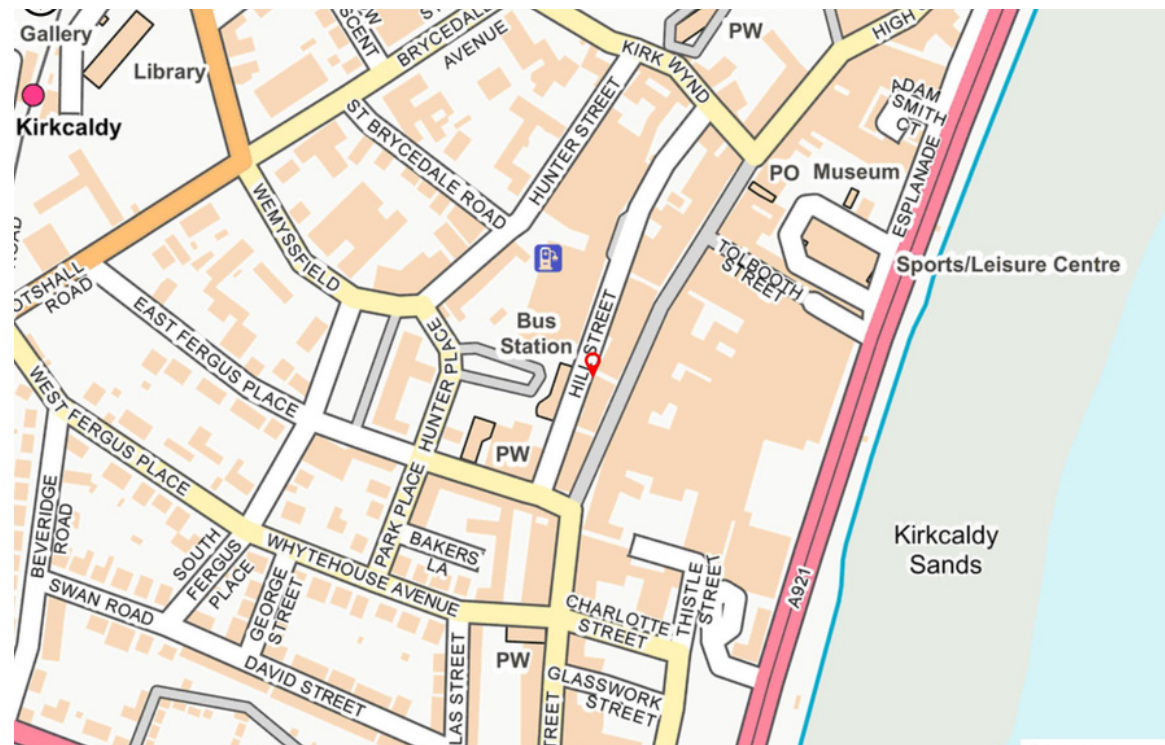
The subjects comprise an end terraced investment formed over the first floor and second floor of a three storey building of stone construction.

The first floor comprises of a leisure hall, kitchen, office space and w.c. which is currently on a short term rolling lease and achieving £950 PCM.

The second floor comprises of a studio flat and a one bedroom residential flat with a total income of £1,005 PCM. These flats benefit from video intercom.

## PROPOSAL

Offers over £220,000 are invited for the 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 net internal area (NIA):

67m<sup>2</sup>/721ft<sup>2</sup>

## PLANNING

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

## RATING

Rateable value £6,800.

## 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

All prices, premiums and rents quoted are exclusive of VAT. No Vat is currently chargeable on the rent.





#### DISCLAIMER

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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**COLIN DEVINE**



**MOBILE: 07775863688**



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