



# FALCONER

PROPERTY CONSULTANTS

**421B HIGH STREET,  
KIRKCALDY  
KY1 2SG**

## TO LET

- LEASE FROM £4,500 PER ANNUM
- ROLLER SHUTTER FRONTAGE
- 330 FT<sup>2</sup>
- 100% RATES RELIEF  
(SUBJECT TO QUALIFICATION)
- 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 between its junctions with Fish Wynd and Dunnikier Road.

## DESCRIPTION

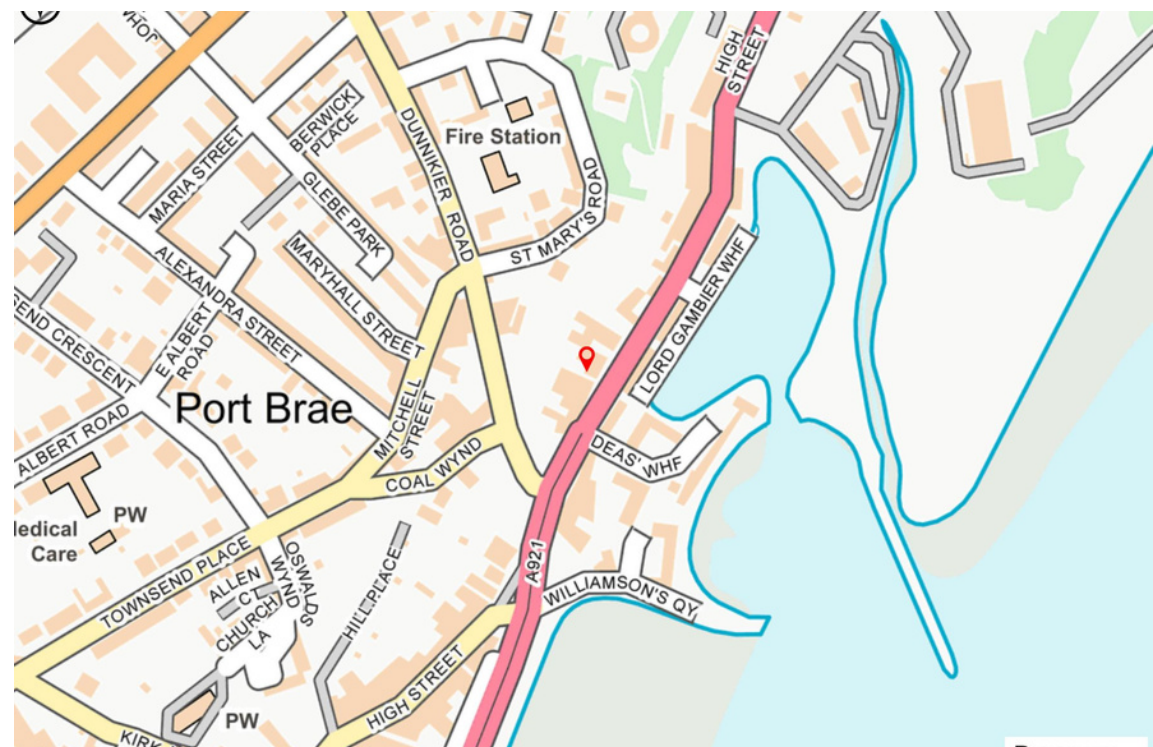
The subjects comprise a ground floor retail unit within a 3 storey terraced building of stone construction.

Internally the property comprises of the main front retail space, rear storage and w.c.

The property also benefits from a roller shutter frontage.

## PROPOSAL

Lease from £4,500 per annum.



## 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):

30m<sup>2</sup>/330ft<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 £2,900.

## 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 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.



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## VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

**COLIN DEVINE**



**MOBILE: 07775863688**



**PERTH: 01738 230 200**



**EMAIL: [cdevine@falconerproperty.co.uk](mailto:cdevine@falconerproperty.co.uk)**

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