



FALCONER

PROPERTY CONSULTANTS

**15 NICOL STREET,
KIRKCALDY,
KY1 1NY**

FOR SALE/TO LET

- OFFERS IN THE REGION OF £75,000
- LEASE FROM £7,500 PER ANNUM
- 750 FT²
- 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 Northern side of Nicol Street, just a short walk from Kirkcaldy High Street.

DESCRIPTION

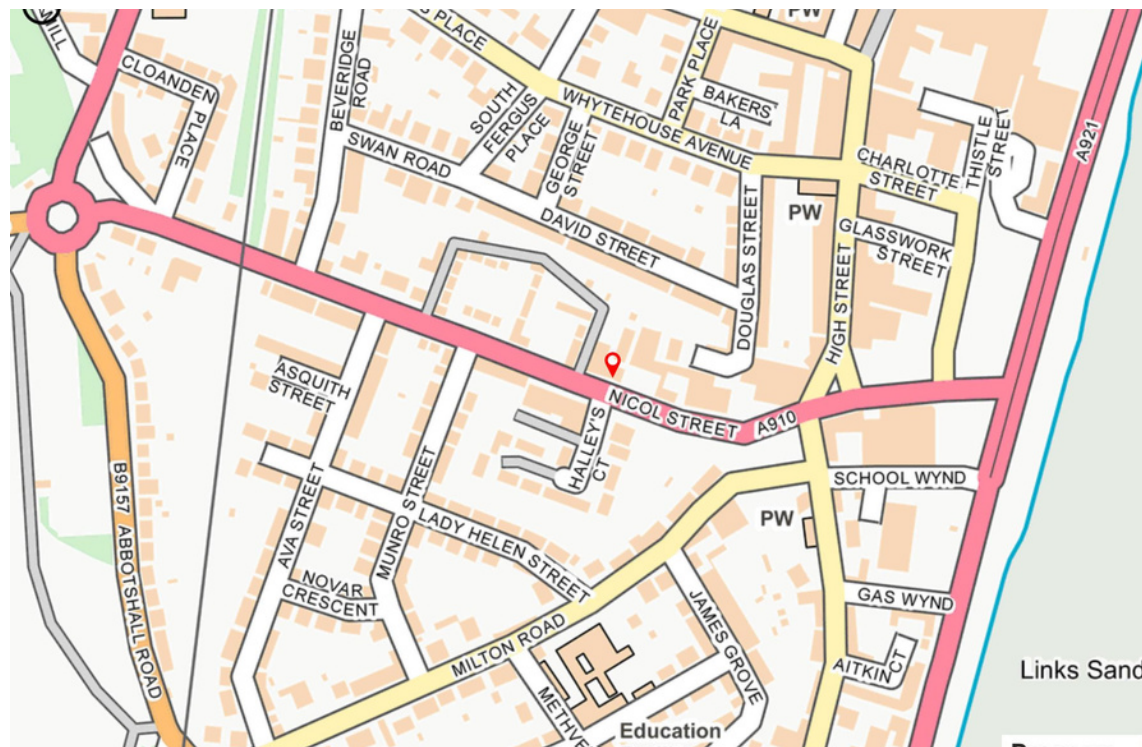
The subjects comprise a first floor of a two-storey detached building in Kirkcaldy town centre.

Internally the property comprises of an open plan, first floor office suite/studio with w.c facilities and tea prep area.

PROPOSAL

Lease from £7,500 per annum.

Offers in the region of £75,000 are invited for the Heritable (freehold) interest of the property.





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):

70m²/750ft²

PLANNING

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

RATING

Rateable value £6,300.

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 or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or 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

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DISCLAIMER

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