



FALCONER

PROPERTY CONSULTANTS

**305 HIGH STREET,
KIRKCALDY
KY1 1JL**

FOR SALE/MAY LET

- OFFERS OVER £85,000
- LEASE FROM £7,500 PER ANNUM
- 800 FT²
- SUITABLE FOR A VARIETY OF USES
- GOOD LEVELS OF NEARBY PARKING
- HIGH LEVELS OF PASSING TRADE



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 subjects are located on the north-western side of the High Street close to its junction with the Esplanade offering a prime retail pitch with large levels of daily footfall.

DESCRIPTION

The subjects comprise a mid terraced retail unit formed over the ground floor within a four storey building of stone construction.

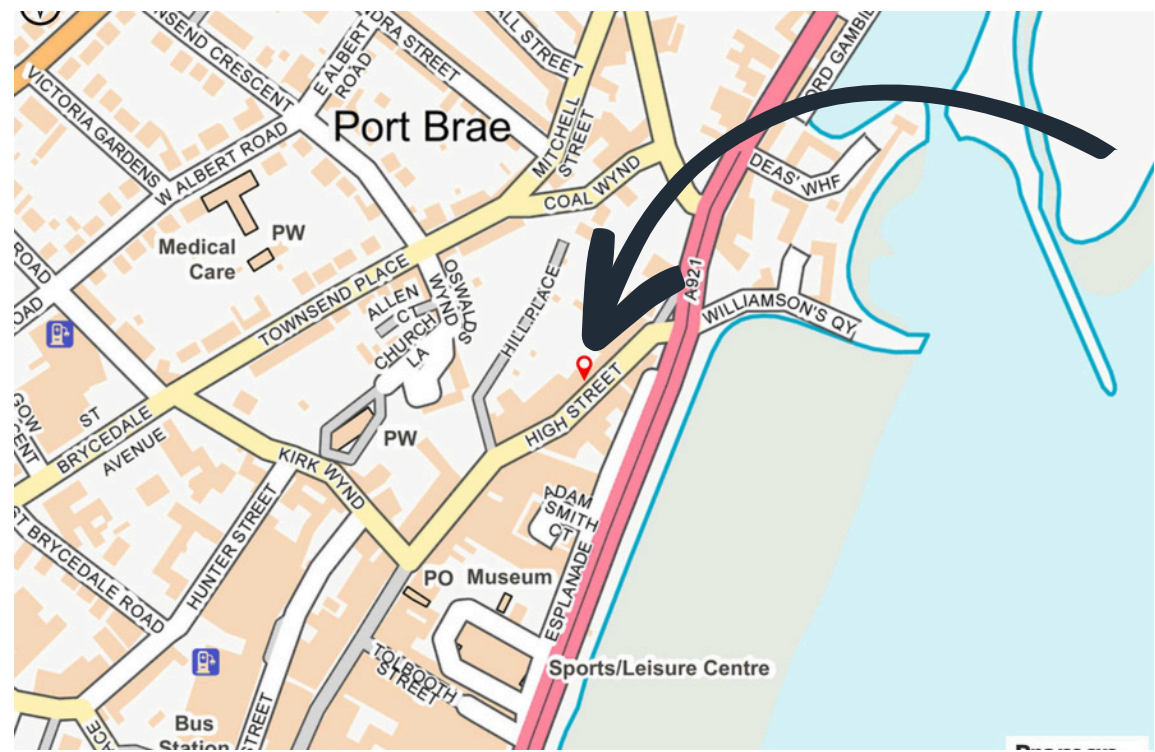
Internally the property comprises a front retail area, separate treatment room, staff facilities and w.c to the rear.

The property has most recently been utilised as a long established hair salon however would suit a variety of uses.

PROPOSAL

Offers over £80,000 are invited for the heritable freehold interest.

Lease from £7,500 per annum for a new FRI lease.



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):

74m² / 800ft²

PLANNING

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

RATING

Rateable value £5,400.

EPC

C.

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.





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 March 2025.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

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