



TO LET



**FALCONER**  
PROPERTY CONSULTANTS

**37 PENTLAND PLACE,  
KIRKCALDY  
KY2 6AG**

- LEASE FROM £150 PER WEEK
- 660 SQFT
- MAY SUIT A VARIETY OF USES  
(SUBJECT TO PLANNING)
- SERVES LARGE RESIDENTIAL AREA
- GLAZED FRONTAGE
- ELECTRIC SHUTTER FRONTAGE

## 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 50,288 in 2021. 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 southern side of Pentland Place between its junction with Lomond Gardens and Benarty Street.

## DESCRIPTION

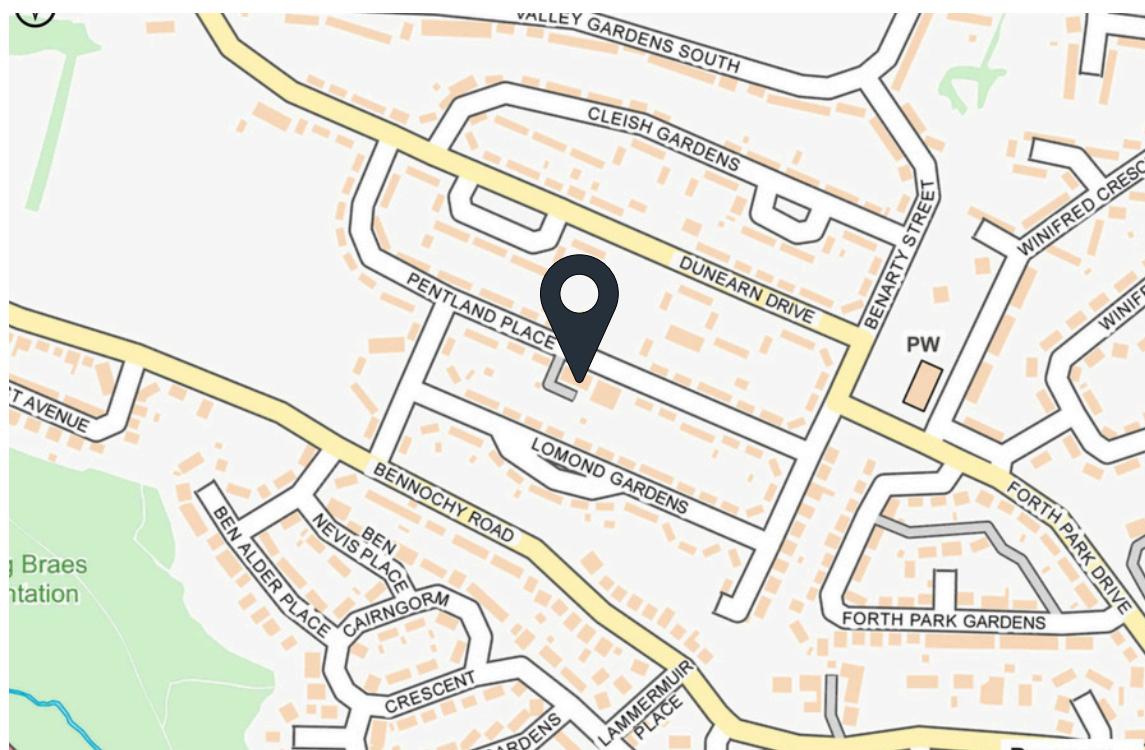
The subjects comprise a single storey mid-terraced retail unit of brick construction with a roughcast finish and flat roof.

Internally the property provides a front retail space, rear store room and w.c facilities.

The parade of shops serves a large residential area and there is a shared yard to the rear for deliveries.

## PROPOSAL

Lease from £7,800 per annum for a new 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):

61m<sup>2</sup>/660ft<sup>2</sup>

## RATING

Rateable value £7,700.

## PLANNING

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

## 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.



## 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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