



QUALIFIES FOR
100% RATES RELIEF



Prime Shop Unit

123 High Street, Kirkcaldy KY1 1LW

Location

Kirkcaldy is a busy market town situated within the Kingdom of Fife lying approximately 25 miles to the north of Edinburgh and with a population of over 50,000. The town benefits from all essential transport links including proximity to the A92 dual carriageway, which in turn gives access to the main motorway network.

The property is situated on the west side of High Street, Kirkcaldy and lies within the prime pedestrianised retail pitch of the town, diagonally opposite the entrance to the Mercat Centre.

Surrounding occupiers include Pandora, Bon Marche, Baynes, CEX, JD Sports, Clarks, Vision Express, Boots, Nationwide and Santander.

Kirkcaldy Bus Station lies to the rear of the subjects, while Kirkcaldy Train Station is closeby. Free car parking is available closeby within the town centre.

Description

The premises comprise retail premises over ground and 1st floors within a 3 storey sandstone property. The premises benefit from a modern shopfront with a centrally positioned entrance.

The accommodation provides the main retail sales area to the front, a corridor connects to a good sized rear store/staff area to ground floor level.

A staircase leads to the first floor space, which comprises a good open-plan well-lit office, together with staff toilets.

Floor Areas

We calculate the premises to have the approximate measurements/floor areas:

Frontage	16 ft 3"	(4.95 m)
Ground Floor	660 sq ft	(61.42 sq m)
First Floor	320 sq ft	(34 sq m)
TOTAL	1,032 sq ft	(95.42 sq m)



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Rent

Offers over £20,000 pa. The premise are available on a new full repairing and insuring lease.

Business Rates

RV: £11,900
UBR: £0.48/£1 (2018/19)
Payable: £5,712

As the RV is under £15,000 the premises qualify for 100% rates relief under the Small Business Bonus Scheme. For further information contact the Director of Finance at Fife Council.

Entry

By arrangement.

Vat

All figures are quoted exclusive of VAT. Interested parties must satisfy themselves as to the incidence of VAT.

Energy Performance Certificate

On application.

Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. November 2018.

For further information please call today 0141 556 1222