

FOR SALE

RETAIL



254A High Street, Kirkcaldy, Fife, KY1 1LA



- **High Street location**
- **Parking readily available**
- **Close to amenities and good road transport links**
- **Offers over £55,000**
- **Extends to 79.50 sq m (855 sq ft) on a Net Internal Basis**

VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

Shepherd Chartered Surveyors
11 Wemyssfield
Kirkcaldy
KY1 1XN
Tel: 01592 205 442

Contact:
Bilal Ashraf
Email: b.ashraf@shepherd.co.uk

www.shepherd.co.uk

LOCATION

Kirkcaldy is the main regional centre for the surrounding area and has a resident population approaching 50,000 persons. It is centrally located within Fife approximately 25 miles north of Edinburgh on the east coast of Scotland. The town is served with all essential transport, shopping, educational and medical facilities and benefits from excellent transport links to the motorway network via the A92 dual carriageway.

The subjects itself are located on the South side of Kirkcaldy High Street. The subjects are located within a mixed commercial and residential area.

DESCRIPTION

The subject comprises a terraced building of stone construction surmounted by a pitched and slated roof. The subject benefits from a single glazed frontage with a single access door. Internally, the sales area is open planned with a small room and WC located to the rear. The basement benefits from full head height.

The subjects are served with mains water and electricity and drainage is to the main public sewer. The subjects provide a reasonable provision of PVC sockets and switches throughout. Artificial lighting is afforded in the form of fluorescent lights.

ACCOMMODATION

We have calculated the net internal floor areas as follows:

GROUND FLOOR: Retail Space, Storage rooms, basement and WC.

Total area extends to a Net Internal Area of 79.50 sq m (855 sq ft).

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a Rateable Value of £4,650.

PRICE

Our client is seeking offers over £55,000 exclusive of VAT.

EPC

EPC available on request.

MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction.

VIEWINGS

By appointment only with Bilal Ashraf.

