

JSBP



Mixed Use Development Opportunity John Smith Business Park, Kirkcaldy, Fife

Extending to approximately 2.21 Hectares (5.46 Acres)

- ◆ Established business park location
- ◆ Located in close proximity to the A92
- ◆ Suitable for retail, nursery and gym development
- ◆ Kirkcaldy town centre approximately 5 minutes drive away

The Opportunity

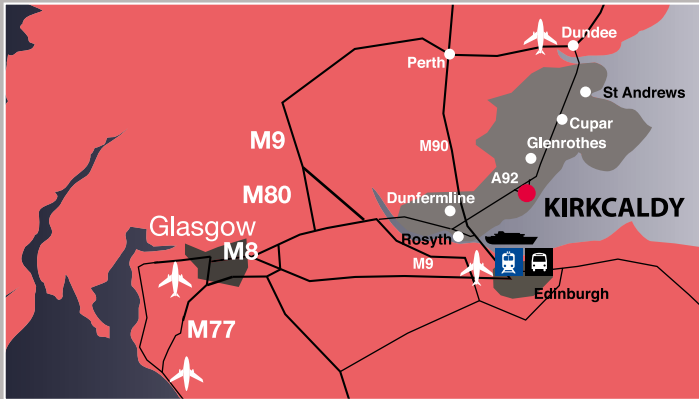
Leisure development opportunity on a site extending to approximately 2.21 hectares (5.46 acres) and benefiting from outline planning consent for a variety of uses to include retail, nursery and gym development. Other uses may be considered, subject to achieving a variation of planning consent.

Location

Kirkcaldy is approximately twenty-five miles north of Edinburgh, accessed from Junction 2A of the M90. John Smith Business Park lies immediately adjacent to the A92 and offers a high degree of prominence and excellent access to both Kirkcaldy and the rest of Scotland.

These excellent connections into Scotland's strategic transport network means that Kirkcaldy is within 1.5 hours travel of 75% of Scotland's population.

The site is located in the Chapel area of Kirkcaldy, approximately three miles northwest of the town centre and is adjacent to Fife Central Retail Park. The retail park includes household names such as Sainsbury's, Next, Boots and a B&Q superstore.



Description

The site is located to the east of John Smith Business Park and is generally regular in shape of made up ground extending to approximately 2.21 hectares (5.46 acres).

The site is bound to the north by a spine road (Ostler's Way) through John Smith Business Park and a future residential development site, to the east by Chapelwood residential development, to the south by the recently completely B&Q superstore and to the west by John Smith Business Park.

Access

Access to the site is via two roundabouts on Ostler's Way which runs east to west through John Smith Business Park.

Further Information

A site investigation report and topographical survey are available upon request, however, any interested party will have to satisfy themselves as to the suitability for the intended use.

Further information can be provided through the sole disposal agents:

Simon Capaldi

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Tel: 0131 222 9601

Planning

The site is included within the master plan for John Smith Business Park, which benefits from outline planning consent for the development of high quality office accommodation, residential, retail and leisure uses.

The site is capable of accommodating a number of uses, subject to planning, which may include the following:

- Fitness / gym use
- Neighbourhood retail units
- Crèche / nursery use
- Further uses may be considered (subject to planning)

The above uses are indicative and the site would be suitable for a variety of uses within the leisure sector, which would provide amenity to John Smith Business Park and the wider Kirkcaldy area.

A design guide has been produced for John Smith Business Park to ensure coherent building design and environmental amenity. A copy of which is available upon request to interested parties.

For further information with regard to planning, please contact Fife Council's planning department – 08451 555 555.

Proposed Terms

The site is available in whole or part on the basis of a long leasehold for a period of 125 years.

Alternatively proposals may be considered on an individual basis to include site purchase.

A closing date for offers may be set. All interested parties are requested to note their interest in writing to be advised accordingly.

Further details of quoting terms are available on request.

Legal Costs

Each party will be responsible for their own legal costs however, the ingoing party will be responsible for Stamp Duty Land Tax, Registration Dues and any other costs incurred in the transaction, together with any VAT payable thereon.

VAT

All prices, payments and rents etc are quoted exclusive of VAT at the prevailing rate.



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