



**FALCONER**  
PROPERTY CONSULTANTS

# FOR SALE

1 Hunter Street, Kirkcaldy,  
KY1 1ED

## NIGHTCLUB/DEVELOPMENT OPPORTUNITY

- 18,047 FT<sup>2</sup>
- FORMER POPULAR NIGHTCLUB
- REDEVELOPMENT OPPORTUNITY
- ATTRACTIVE LARGE STONE BUILDING
- PROMINENT TOWN CENTRE LOCATION
- GOOD SIZE CAR PARK TO THE REAR



## 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 A910 road connects it to the western and central parts of the town.

The subjects are located on the northern side of Hunter Street at its junctions with Wemyssfield and Hunter Place.



## DESCRIPTION

The subjects comprise a former prominent nightclub known as Kitty's contained within a mixture of two and three storey buildings of traditional stone construction surmounted by pitched and slated roofs. Various extensions have been added.

Internally the subjects provide a bar area, dance floor, seating areas and w.c facilities at ground floor level. The first floor provides additional private function area, lounge bar and w.c facilities. The second floor provides office and storage space.

The subjects were formerly a post office before being converted into a nightclub. The property benefits from a late licence for alcohol sales.

To the rear of the property there is a good sized car park and smoking areas.

## 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):

Ground floor: 1,189m<sup>2</sup>/12,798ft<sup>2</sup>

First floor: 441.2m<sup>2</sup>/4,749ft<sup>2</sup>

Attic: 46.45m<sup>2</sup>/500ft<sup>2</sup>

Total: 1,676.65m<sup>2</sup>/18,047ft<sup>2</sup>

## PLANNING

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

## EPC

A copy of an 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 the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

## PROPOSAL

Price on application.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.



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## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Colin Devine

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