



FALCONER
PROPERTY CONSULTANTS

TO LET

27 – 39 Rosslyn Street,
Kirkcaldy, KY1 3HR

NEW RETAIL DEVELOPMENT

- UNITS FROM 1,400 FT²
- PRIME RETAIL PITCH
- BUSY MAIN ROAD
- APPROX 16,000 CARS PASSING DAILY
- FREE ON-SITE PARKING
- LARGE GLAZED FRONTAGE
- SUITABLE FOR A VARIETY OF USES
- CLASS 3 APPLIED FOR TWO UNITS



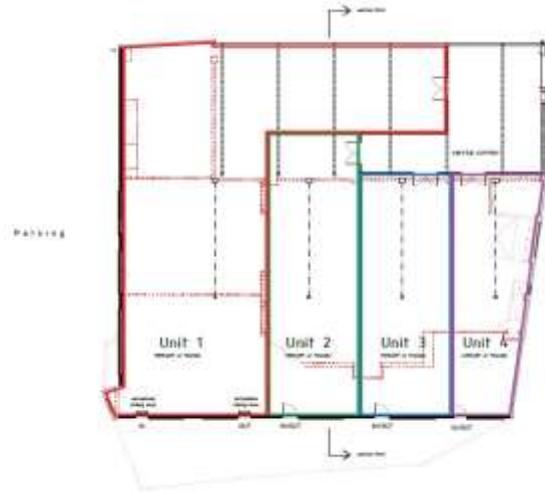
LOCATION

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 North western side of the Rosslyn Street offering a prime pitch with large levels of passing trade.



DESCRIPTION

The subjects comprise a large detached corner single storey building which is being fully refurbished to form 4 retail units.

All units will benefit from a large glazed frontage displays whilst being open plan internally. They would suit a variety of uses subject to appropriate planning.

Unit 1 has been let to a convenience store providing high levels of daily footfall.

RATING

The units will require to be reassessed on completion.

FLOOR AREAS

From sizes taken from architect drawings:

Unit 1: Pre let to convenience store operator

Unit 2: 186m²/2,000ft²

Unit 3: 158m²/1,700ft²

Unit 4: 130m²/1,400ft²

PLANNING

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

EPC

An EPC will be undertaken on completion of units.

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 let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

PRICES

Lease from £15 per square foot.

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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