

FOR SALE - INVESTMENT

423 HIGH STREET
KIRKCALDY, KY1 2SG



KEY HIGHLIGHTS

- 732 sq ft
- Single fronted retail premises
- Tenant has been in occupation since 2017
- Passing rent of £6,500 pa
- Located within the heart of Kirkcaldy Town Centre
- Let to private individual t/a Kingdom Reptiles
- Let on FRI terms expiring Feb 2027
- Offers over £52,500 invited = NIY of 12.16% after purchasers costs

SUMMARY

Available Size	732 sq ft
Price	Offers in excess of £52,500 A purchase at this level reflects a NIY of 12.16% after purchasers costs.
Rates Payable	£2,067.70 per annum
Rateable Value	£4,152
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Single fronted retail premises forming part of larger tenement building.

Externally benefits from single shopfront with customer entrance.

Internally provides open-plan sales space to the front with rear storage, tea-prep and WC.

LOCATION

Kirkcaldy is one of Fife's principal centres having a population approaching 50,000 persons and a catchment area estimated to be in the region of 150,000.

The town benefits from an excellent transportation system, having a railway station located on the east coast mainline which runs from London Kings Cross via Edinburgh to Aberdeen and the East Fife Regional Road providing a first class dual carriageway link into Central Scotland's motorway network.

The subjects themselves are located on the eastern side of High Street, to the northern periphery of the town centre with the Kirkcaldy Docks and Deas Wharf Street being directly opposite.

The surrounding area is given over to a mix of commercial and residential usage with nearby occupiers including Barony Housing Association and La Gondola Restaurant

ACCOMMODATION

The accommodation comprises the following areas:

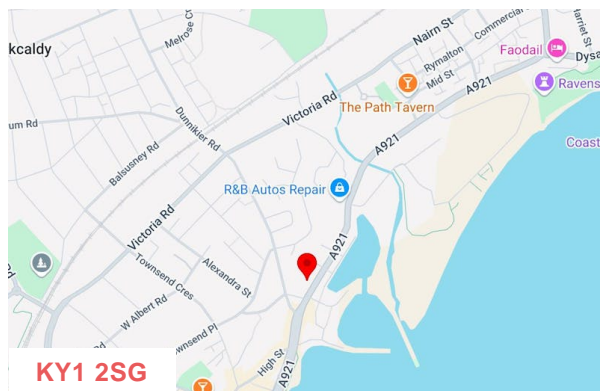
Name	sq ft	sq m	Availability
Ground	732	68.01	Available
Total	732	68.01	

TENANCY INFORMATION

Let to a private individual t/a Kingdom Reptiles

Tenant has been in occupation since 2017 and renewed in 2022 with expiry in Feb 2027

Low passing rent of £6,500 PA



VIEWING & FURTHER INFORMATION

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