TO LET / MAY SELL

Prominent Ground Floor Retail Unit

9 Whitescauseway, Kirkcaldy, KY1 1XF

LOCATION

The property is situated on Whytescauseway at the southern end of the High Street, lying a short distance from the Mercat Shopping Centre.

Nearby occupiers include Remax Estate Agency, Baguette Express, Your Move and Graham & Sibbald.

HSA Retail, Suite 1a, Centrum Business Centre, 38 Queen Street, Glasgow, G1 3DX
Tel: +44 (0) 141 548 8060

Description

The property comprises a single fronted retail unit over ground floor within a tenement style building of stone construction housing residential above.

The subjects offer a sales area to the front with staff facilities to the rear.

Accommodation

The unit is arranged over ground floor only and extends to the following approximate net internal floor areas:

Ground Floor	622 sqft	57.78 sqm
Total Net Internal Area	622 sqft	57.78 sqm

Rental

The unit is available by way of a new Full Repairing and Insuring Lease at rental offers in the region of £10,000 per annum exclusive. The Landlord may consider a sale of their Heritable Interest. Offers are invited.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction

Energy Performance Certificate

An EPC for the unit is available upon request.

Planning

We understand that the property currently benefits from a Class 1 (Retail) consent.

Rating Liability

Rateable Value	£8,900
UBR (2018/19)	£0.480
Rates payable	£4,272

Please note the property may qualify for 100% rates relief under the Small Business Bonus Scheme.

Viewings

All viewings and further information is via the joint letting agents.

Douglas Hogg
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or

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Subject to Contract
Date: January 2019

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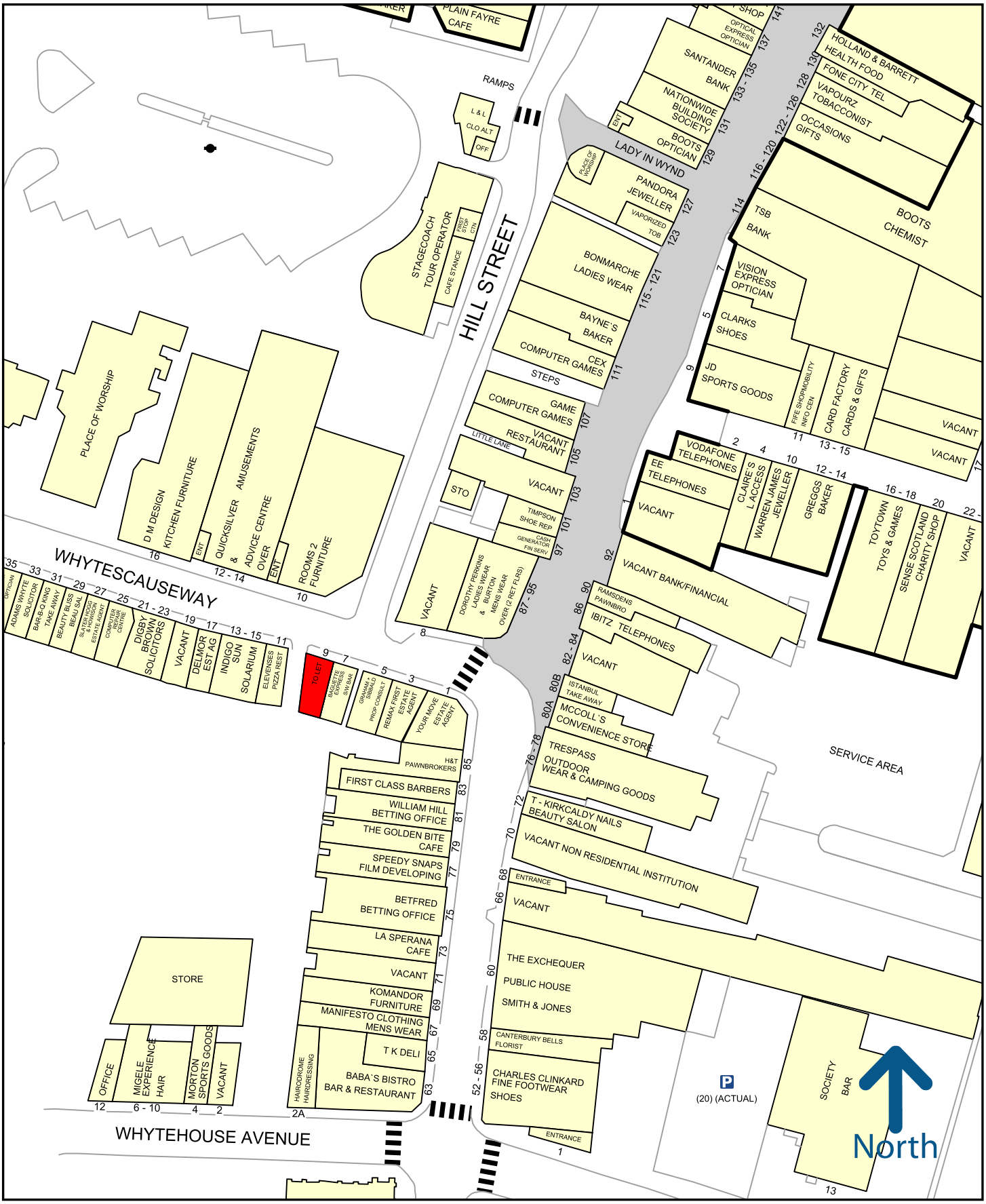
Kirkcaldy



50 metres

Experian Goad Plan Created: 28/01/2019
Created By: HSA Retail Limited

Map data

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