

FOR SALE
INDUSTRIAL WAREHOUSE/SITE

GRAHAM
SIBBALD



**Katherine Street,
Kirkcaldy, KY2 5LJ**

- Rare opportunity to purchase outright heritable interest
- Large site with low site coverage
- Scope for future development/redevelopment
- GIA extending to 1,723.37 sq.m (18,550 sq.ft) inc. mezzanine
- Site area of 0.404 ha (0.997 ac)

LOCATION DESCRIPTION

Kirkcaldy lies on the north bank of the Firth of Forth, approximately 12 miles east of the Forth Bridges. Kirkcaldy is one of Fife's principal commercial centres, serving a resident population in the region of 50,000 and a catchment area estimated to be in the region of 200,000.

Kirkcaldy lies approximately 25 miles north east of Scotland's capital city, Edinburgh, and is considered one of the most established economies within the Fife district along with Dunfermline and Glenrothes.

Kirkcaldy benefits from established transport infrastructure via the national road and rail networks.

More specifically, the subjects are located on the west side of Katherine Street in a mixed residential and commercial area with surrounding occupiers including Weavers Bar, German Kitchen Studio and Premier Bedrooms.

DESCRIPTION OF PROPERTY

The subjects comprise a detached industrial unit with trade counter and is of steel framed construction under a shallow pitched cement asbestos sheet roof.

It is arranged with trade counter area to the front, warehouse with racking and mezzanine to the rear and additional office accommodation to both the ground and upper floors.

There is good yard provision along with car parking to front, side and rear of the site.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Gross Internal Area basis:

AREA / FLOOR	SQ M	SQ FT
Ground Floor – Warehouse	726.36	7,818
Ground Floor – Office	314.33	3,383
First Floor – Office	314.33	3,383
Mezzanine	368.35	3,965
Total	1,723.37	18,550

The site extends to 0.404 ha (0.997 ac).

RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £51,500.

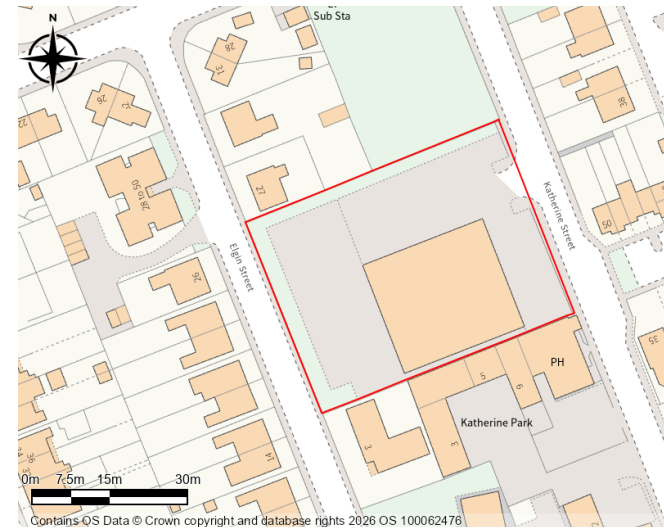
SALE PRICE

Offers in excess of £650,000 are invited for the outright heritable interest.

LEGAL COSTS

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.





VAT

All costs are exclusive of VAT. Interested parties should satisfy themselves as to the payment of VAT.

EPC

EPC will be available upon request.

VIEWINGS

By appointment with the sole marketing agents.

To arrange a viewing please contact:



DUNCAN FRASER
Director

duncan.fraser@g-s.co.uk
07769 377 431



MAX WALLACE
Graduate Surveyor

max.wallace@g-s.co.uk
07881 244 790

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: March 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.