



87 High Street, Kirkcaldy, KY1 1LN

- Good quality let investment
- Prominent High Street Retail Unit on corner site
- NIA Extends to 155.77 sq.m (1,677 sq.ft)
- Let to CCHG Ltd at a rent of £17,500 per annum

LOCATION

The subjects are located in Kirkcaldy, on the East Coast of Fife, lying directly North of Edinburgh over the Queensferry Crossing. Kirkcaldy has a population of circa 50,000, and benefits from a busy town centre, industrial estates and excellent transport links.



The property is located on Kirkcaldy's High Street towards the western extent and on the north side at the foot of Whytescauseway. This is a central area in the heart of the town centre where all amenities are available.

The main A92 offers road links to Kirkcaldy and the east of Fife with links to the M90 motorway serving most of central Scotland's road network.

Kirkcaldy's rail and bus stations lie in near proximity.

DESCRIPTION

The subjects comprise a prominent corner commercial retail unit located in a central area of Kirkcaldy's High Street.

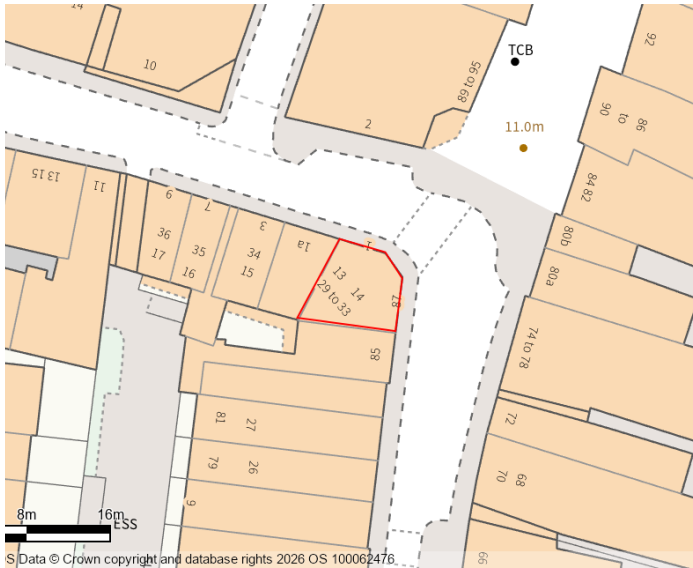
Accommodation is set across the open plan ground floor with additional basement storage. It forms part of a larger four storey mixed use block of stone construction. The frontage offers a return frontage, creating a welcoming and visible entrance from the High Street and onto Whytescauseway.

There is on-street public parking available, with further parking areas situated nearby.

ACCOMMODATION

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

Floor	Area (Sq.m)	Area (Sq.ft)
Ground Floor	81.52	877
Basement Floor	74.25	799
Total	155.77	1,677



To arrange a viewing please contact:



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Property Agent

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LEASE DETAILS

Tenant	CCHG Ltd
Lease Start	8 August 2023
Lease Term	5 years
Lease End	7 August 2030
Break Option	Tenant only on third anniversary (8 August 2028) subject to not less than 6 month's written notice.
Passing Rent	£17,500 per annum
Rent Review	Third anniversary and every three years hereafter to greater of rent payable or open market rental value.

RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £11,800.

SALE PRICE

Offers invited at a price in the region of £150,000.

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 prices quoted are exclusive of, but may be subject to, VAT.

EPC

The EPC can be made available upon request.

VIEWINGS

By appointment with the sole marketing agents.

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.
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5. Date Published: June 2026

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