

FOR SALE/TO LET

RETAIL PREMISES

100% RATES RELIEF

ON-STREET PARKING

NIA: 78 SQ. M. (840 SQ. FT.)

Asking price of
£95,000

Rental offers over
£10,000 p.a.



VIDEO TOUR



WHAT 3 WORDS



431 HIGH STREET, KIRKCALDY, KY1 2SG

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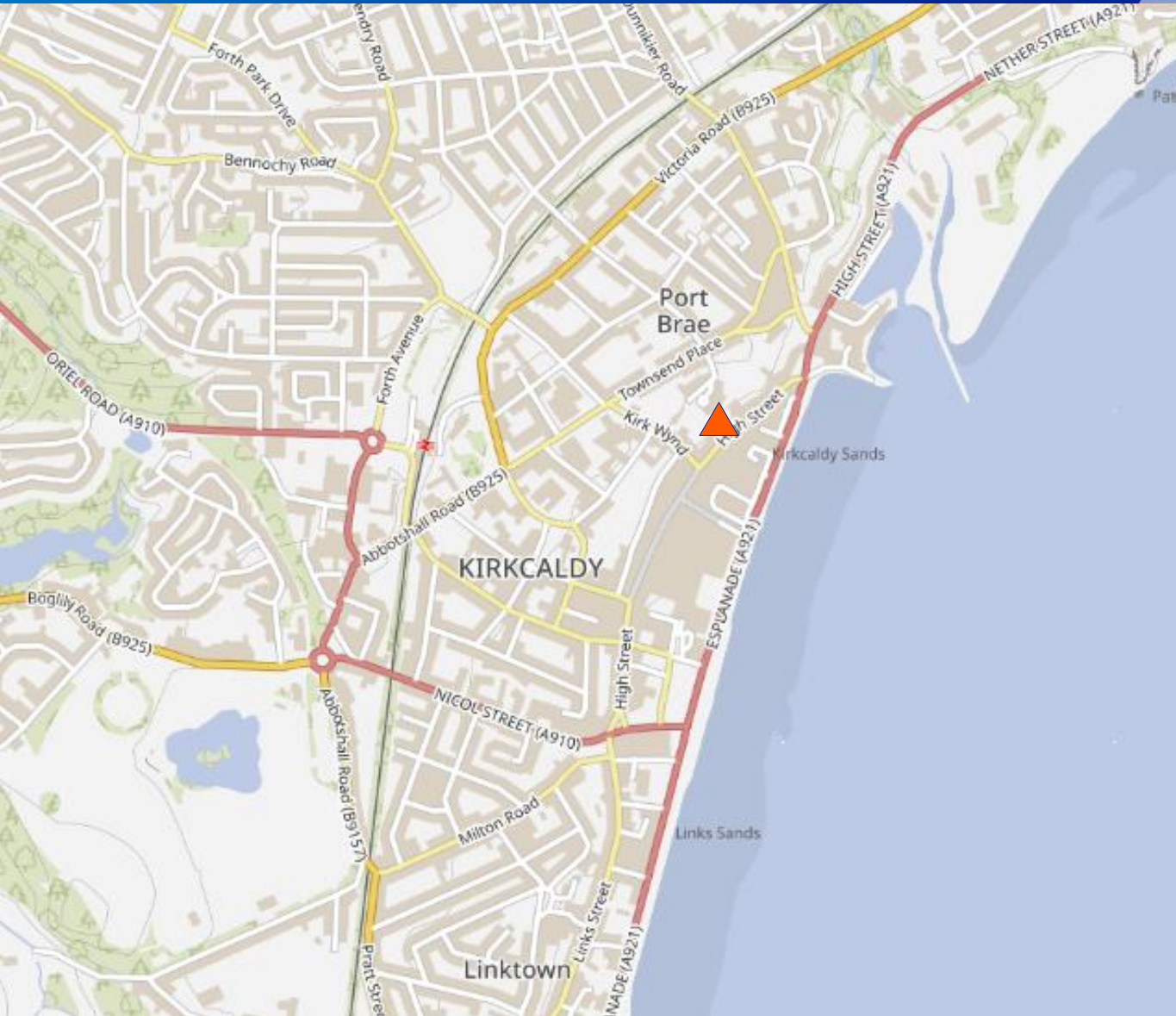
Jamie Hutcheon | Jamie.hutcheon@shepherd.co.uk | 01382 878005 | shepherd.co.uk





Location

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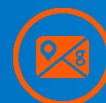
LOCATION

Kirkcaldy is the main regional centre for the surrounding area and has a resident population approaching 50,000 persons.

Kirkcaldy is centrally located in Fife, approximately 25 miles north of Edinburgh on the east coast of Scotland.

The town is served with all essential transport, shopping, educational and medical facilities and benefits from excellent transport links to the motorway network via the A92 dual carriageway.

The subjects are located on the northwest fringe of Kirkcaldy High Street in a mixed commercial/residential location. There is modern residential accommodation on the opposite side of the street and on street car parking is available directly outside and within the vicinity.



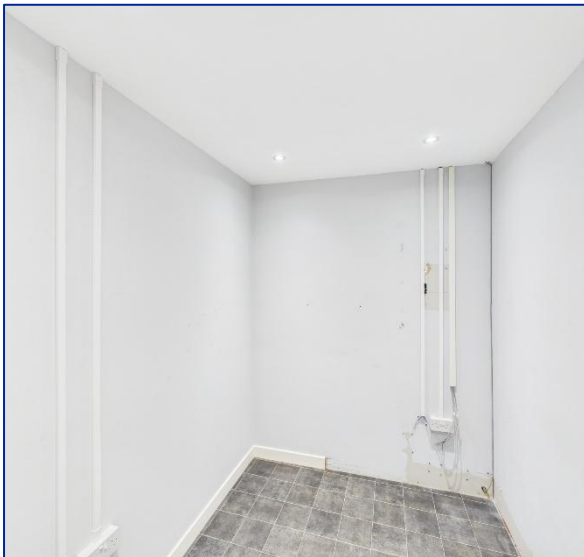
FIND ON GOOGLE MAPS





Description

431 HIGH STREET, KIRKCALDY, KY1 2SG



DESCRIPTION

The subjects comprise a semi-detached single storey building with frontage to the High Street, most recently used as a hair salon however it would be suitable for a variety of uses subject to consent.

The property is accessed via a timber single glazed pedestrian door with internal steps leading up to an open plan salon area.

A partitioned W.C. facility has been installed within the main area and to the rear there are storage and kitchen facilities.

ACCOMMODATION

	m ²	ft ²
Ground Floor		
Shop Area, Storage/Kitchen and W.C. Facilities	78	840
TOTAL	78	840

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



RENTAL

Our client is inviting rental offers over £10,000 per annum for a negotiable period.

PRICE

Our client is inviting offers of £95,000 for their heritable interest.

RATEABLE VALUE

The premises have been assessed for rating purposes and have been entered in the Valuation Roll for the current year at:

Rateable Value: £ 6,200

The Unified Business Rate for the financial year 2025/2026 is 49.8 pence exclusive of water and sewerage.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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Jamie Hutcheon

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Shepherd Chartered Surveyors

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t: 01382 878005



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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