

TO LET

**TOWN CENTRE
RETAIL PREMISES**

**THREE STOREY ATTIC AND
BASEMENT BUILDING**

**PROMINENT POSITION ON
PEDESTRIANISED
KIRKCALDY HIGH STREET**

**LOCAL AUTHORITY PARKING
NEARBY**

**GIA: 514.72 SQ M
(5,540 SQ FT)**

**RENTAL OFFERS
OVER £15,000 P.A.**



VIDEO TOUR



WHAT 3 WORDS

170 HIGH STREET, KIRKCALDY KY1 1JW

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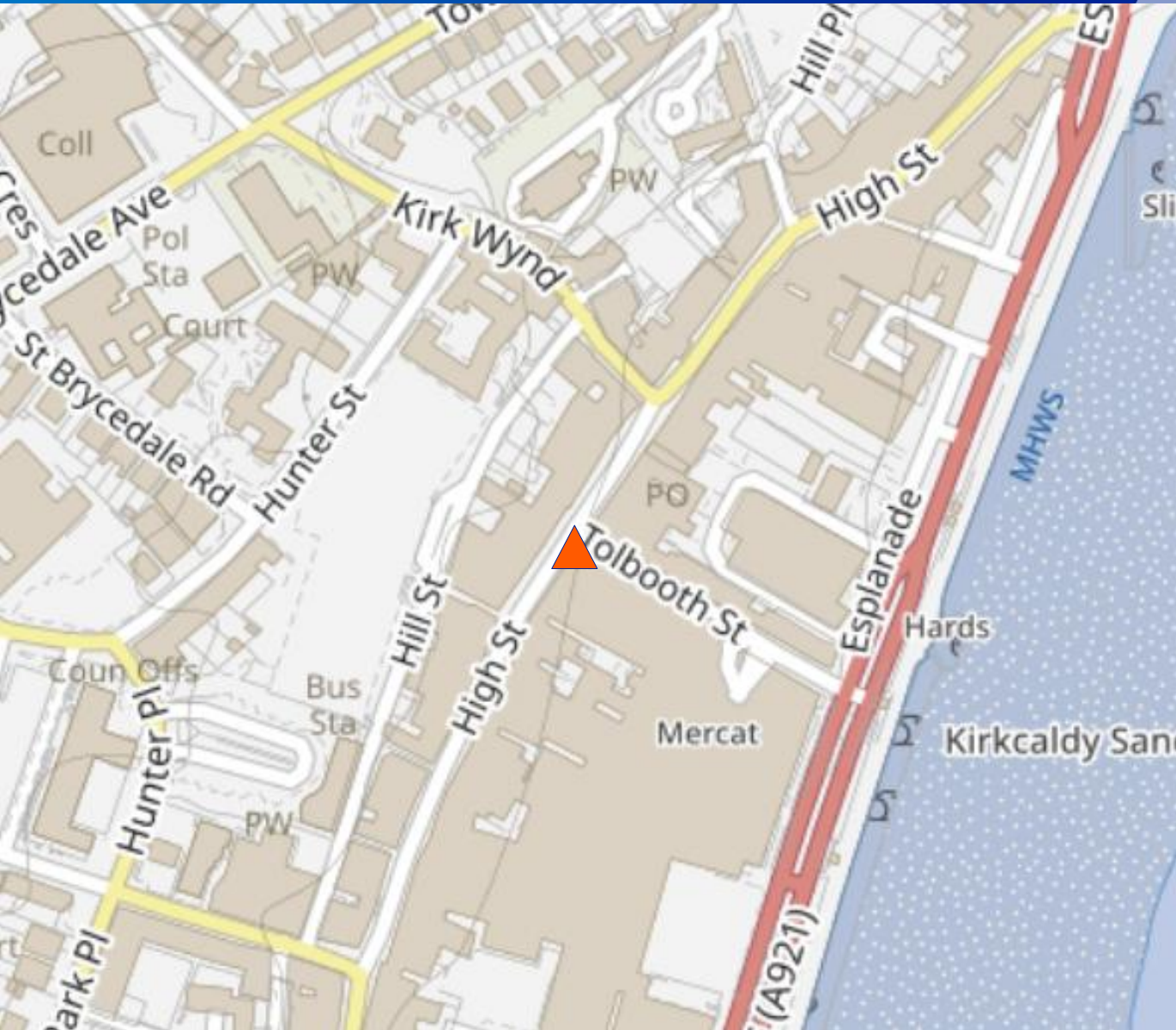
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Location

170 HIGH STREET KIRKCALDY, KY1 1JW



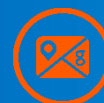
LOCATION

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 upon the pedestrianised section of Kirkcaldy High Street. Surrounding occupiers include a number of local and national retailers.



FIND ON GOOGLE MAPS



Description

170 HIGH STREET KIRKCALDY, KY1 1JW



DESCRIPTION

The subjects comprise a category “B” listed corner terraced 3 storey, basement and attic building of stone construction with a pitched slate roof over.

The property is accessed directly from the High Street at ground floor level leading into an open-plan retail area with a large glazed frontage.

There is a rear stairwell that provides access to the basement and upper floors.

The basement provides storage space while the upper floors comprise of cellular accommodation suited to office use or additional storage.

The property would suit a variety of uses subject to the appropriate consent.

ACCOMMODATION

	m ²	ft ²
Basement	86.09	927
Ground Floor	123.85	1,333
First Floor	129.25	1,391
Second Floor	128.23	1,380
Attic	47.30	509
TOTAL	514.72	5,540

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



RENTAL

Our client is inviting rental offers in excess of £15,000 for their leasehold interest.

RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £13,500.

The unified business rate for 2025/2026 is 49.8p.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

VAT

Unless otherwise stated, all prices, premiums and rents 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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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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