

**FOR SALE**  
**CENTRAL RETAIL/OFFICE UNIT**



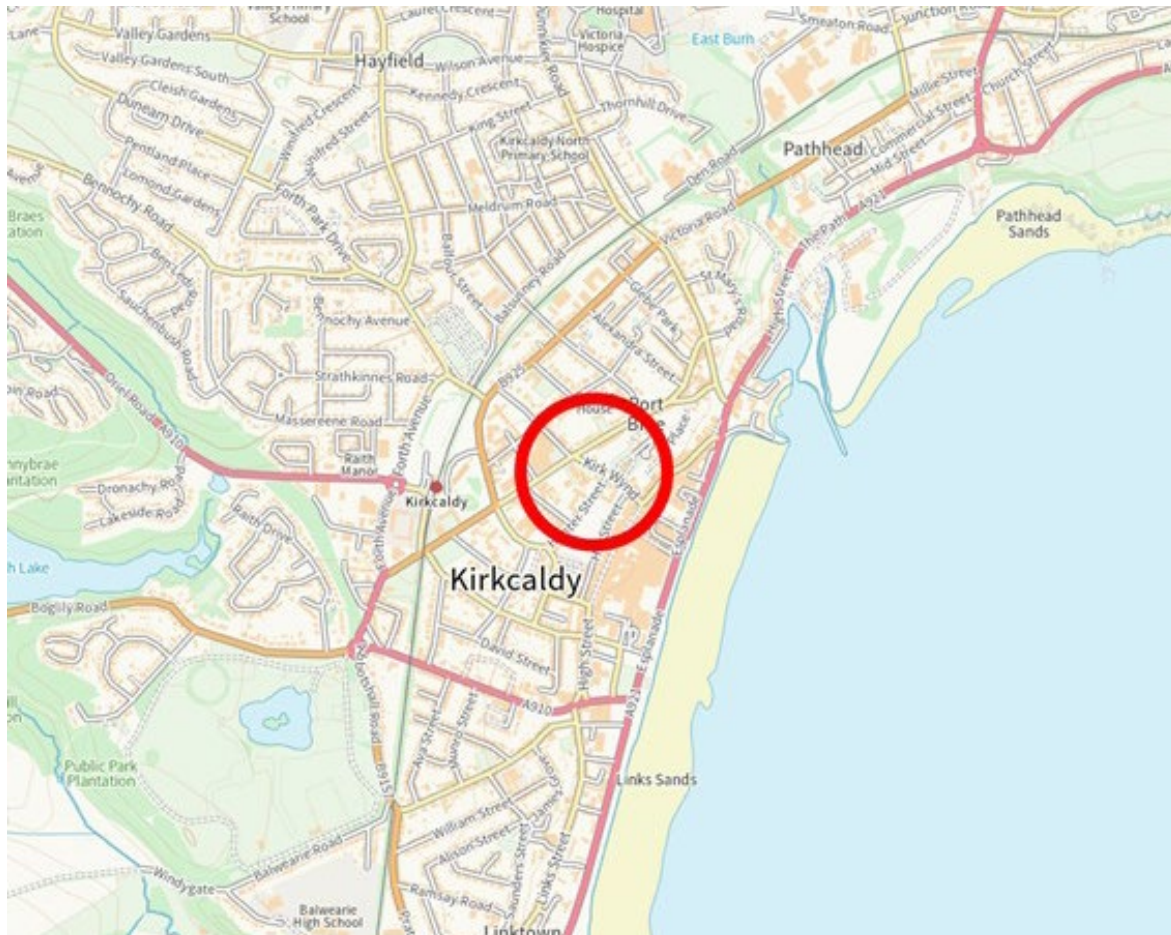
**53 Kirk Wynd,  
Kirkcaldy, KY1 1EH**

- Close proximity to Town Centre
- NIA extends to 21.16 sq.m (228 sq.ft)
- Situated close to Fife College, Wetherspoons and High Street

## 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.

More specifically, the property is situated on Kirk Wynd, lying in close proximity to the High Street. Surrounding properties are a mixture of commercial and residential areas, with neighbouring commercial occupiers including Fife College and JD Wetherspoon.



## DESCRIPTION

The subject property comprises a single storey detached office unit of solid brick construction with a flat roof presumably overlaid in a roofing felt/bitumen.

Internally, it is arranged to provide an open plan office space, with staff/ tea prep facilities and WC.

Walls and ceilings are of painted plasterboard finishes. Floors are solid and benefit from fitted floor coverings throughout. Natural light is by way of double glazed timber framed windows and are supplemented by artificial light in the form of strip lighting and spot lights.

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:

Ground Floor – 21.16 sq m (228 sq ft)

## RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £1,450.

## SALE PRICE

Offers in the region of £50,000



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

## EPC

There is no EPC available for the subject property.

## VIEWINGS

By appointment with the sole marketing agents.



To arrange a viewing please contact:



**LINDA FORD**  
Property Agent

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**DUNCAN FRASER**  
Director

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### 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. The property is sold as seen with no warranties given in relation to any appliances or service on site.
6. Date Published: May 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.