

**FOR SALE/
TO LET**

**Detached Office Building
With Substantial Car
Park To Rear**

Potential for conversion to
residential

Asking rent - £20,000 per annum

Asking Price - £250,000

Net Area – 156.23 sq.m. (1,682 sq.
ft.)

Haines Watts

Business advisors & Accountants

189 NICOL STREET, KIRKCALDY, KY1 1PF

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VIDEO TOUR



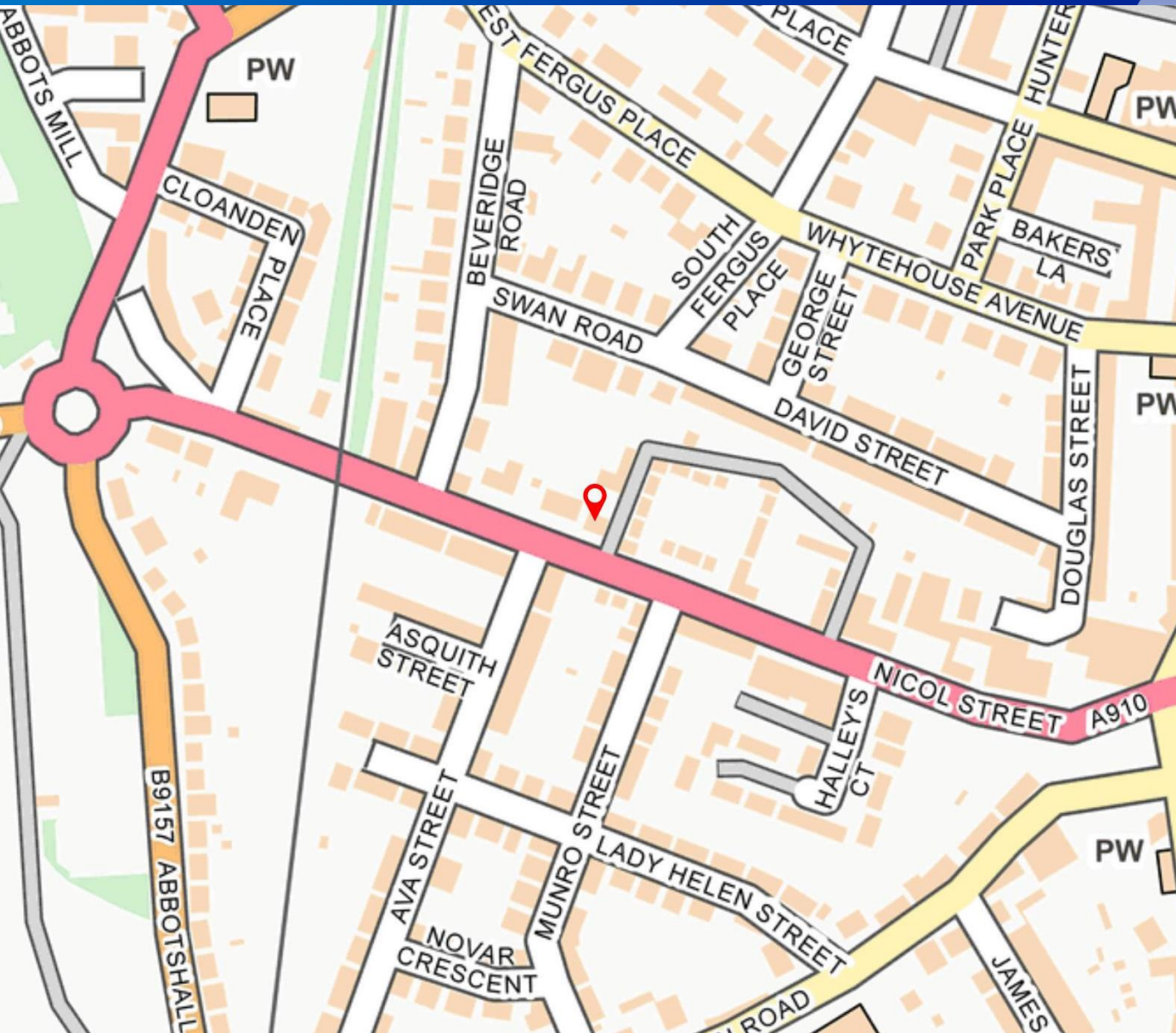
WHAT 3 WORDS


SHEPHERD
COMMERCIAL



Location

189 NICOL STREET, KIRKCALDY, KY1 1PF



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 within a popular mixed residential and commercial area of Kirkcaldy near Kirkcaldy town centre.

Location



FIND ON GOOGLE MAPS



Description

189 NICOL STREET, KIRKCALDY, KY1 1PF



The subjects comprise a detached two storey office building of solid stone construction with pitched slate roof over.

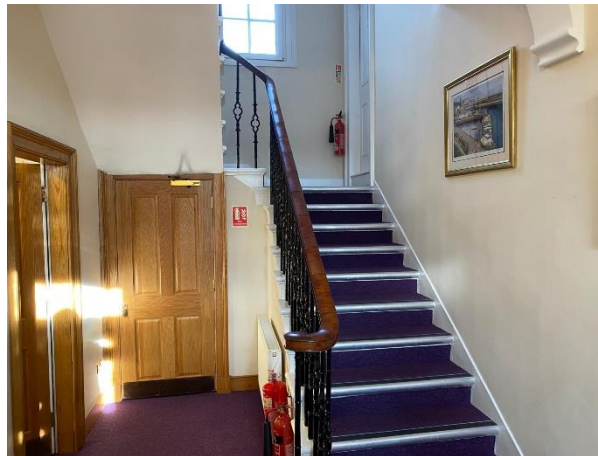
Internally the accommodation is well presented and comprises a mix of open plan and private offices with UPVC double glazed design windows.

Externally there is garden ground to the front elevation and a private car park to the rear for approximately eight vehicles.

Accommodation

	M ²	ft ²
Ground Floor		
Entrance Vestibule, Open Plan Office, Two Private Offices, Storage and Kitchen	90.20	971
First Floor		
5 Offices, Storage and Toilets	66.03	711
TOTAL	156.23	1,682

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).





Terms

Our client is inviting rental offers in the region of £20,000 per annum for a negotiable period.

Alternatively offers in excess of £250,000 are invited for their heritable interest.

Rateable Value

£18,900

Energy Performance Certificate

Rating – 'F'

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party will to bear their own legal costs in connection with the sale/letting of the property.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE JANUARY 2025

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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