



ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

To Let
£5,940 Per Annum

310 High Street, Kirkcaldy KY1 1LB

Class 1 Office/Retail/Salon

T: 0131 290 2353 | E: commercial@imedjk.co.uk | www.imedjk.co.uk | Follow us @imedjk

Location

310 High Street occupies a prominent position on Kirkcaldy High Street, the principal retail and commercial thoroughfare within the town centre. Kirkcaldy is a major coastal town in Fife, benefiting from excellent road and rail connections to Edinburgh, Dundee and the wider Central Belt.

The High Street is characterised by a mix of national and local retailers, cafés, service providers and licensed uses, ensuring strong pedestrian footfall throughout the day. Nearby occupiers include a variety of retail, food and drink and professional service businesses, contributing to a vibrant town centre environment.

The property also benefits from close proximity to Kirkcaldy Bus Station and Kirkcaldy Railway Station, both of which are within convenient walking distance and provide regular services to Edinburgh and beyond. Ample public parking is available nearby, including on-street parking and town centre car parks, enhancing accessibility for customers, staff and visitors.

Description

The subjects comprise a ground floor retail unit with ancillary basement accommodation, forming part of a three and a half storey mid terraced traditional tenement building. The property is of stone construction under a pitched slate roof.

The unit benefits from a traditional shop frontage onto High Street, providing strong visibility via timber framed display windows and a central pedestrian entrance.

Internally, the accommodation provides a main sales area with stair access to a raised rear section containing storage, kitchenette and W.C. facilities, together with further stairs to the basement, which offers additional storage space. The layout is suitable for a range of retail or service based occupiers and may offer asset management or refurbishment potential, subject to consents.

ACCOMMODATION

According to our recent measurement survey, the subjects comprise the following gross internal areas:

Total NIA: 63 SQ M (675 SQ FT)

Rent Price

We are seeking a rent of £5,940 per annum.

EPC

The EPC rating is Pending

A copy of the EPC and recommendation report can be provided upon request.

Utilities

The property is served by mains Electricity and Water

Rent Price

Offers in the region of £5,940 per annum is sought to grant a new Full Repairing & Insuring lease for a minimum period of five years or more.

Rateable Value

According to the Scottish Assessors website (www.saa.gov.uk) the subjects have a Rateable Value of £3,300. The uniform business rate for the current year is £0.49 pence in the pound.

Entry

Upon completion of a formal missive under Scots Law.

Legal Costs

Each party will bear their own legal costs. The incoming tenant will be responsible for any LBTT due on the lease or purchase.

Viewing and Further Information

By appointment through the sole letting agent, ime DJK Group Ltd.



IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - IME for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 term of them.

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