



New Merchant Place
KIRKCALDY

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INVESTMENT **FOR SALE**

- **Modern Stand-Alone Warehouse with Large Yard, plus**
- **Additional Development / Expansion Land**
- **Located Opposite Kingdom Park Development Site**



New Merchant Place KIRKCALDY



OVERVIEW

- Single-let industrial unit
- Enormous, surfaced yard
- 12,470 Sq. Ft. on 2.45 Acres concrete apron
- Plus 1.25 Acres of Development Land
- Development land fronting busy dual carriageway
- Superb frontage onto A921 with 38,000 daily movements
- Offers over £1.45M exclusive of VAT. At costs of 6.6%, this produces an NIY of 7.18% and a Reversionary Yield of 8.1% exclusive of any income from the development land
- Sold as a TOGC
- Previously, had been a builder's merchant yard for Keyline
- Great development potential for a variety of uses
- Would suit investors, developers and owner occupiers
- 'B' rated EPC



**12,470 SQ FT
TRADE COUNTER
WITH HUGE
2.45 ACRE SITE**



LEASE

The property is let to JC Environmental Solutions Limited until 01 September 2029. There is a Schedule of Condition.

Current passing rent: £111,000 Per Annum, set at the last rent review. We calculate this to be £8.48 Per Sq Ft. The lease break in 2024 was not exercised by the tenant. We feel the property is currently under rented.

All figures exclusive of VAT.

DEVELOPMENT / EXPANSION LAND circa 1.25 acres

For an investor or an owner occupier, the land offers an amazing opportunity to either develop on it's own, or combine with the main site in the future.

Under the current lease the landlord has access rights over the land if required, as shown in the plan.

Currently zoned as a 'Safeguarded For Employment' area we believe, subject to planning, the land would be suitable for a variety of higher value uses.





ACCOMMODATION

Specification:

The property is of a portal steel frame construction clad with profiled metal sheeting wrapping around the property down to a block dado wall.

The property offers:

- Full trade counter area
- Double electric opening glass doors into trade counter area
- Male and female toilets.
- Two roller shutter doors into warehouse - 5.05 Metre access height
- Eaves height of 5.8 Metres
- Double pitch profile metal sheeted roof
- Huge yard of 2.45 acres which is concrete surfaced and drained

Neighbours on the estate include:

- Kirkcaldy Garden Centre, Arnold Clark, Euro Car Parts, Dingbro and Speedy Services amongst others.
- The internal layout could be adapted for any individual operator and split into smaller units.
- Due to the size of the yard, potential future development of the property may be possible subject to use and planning.





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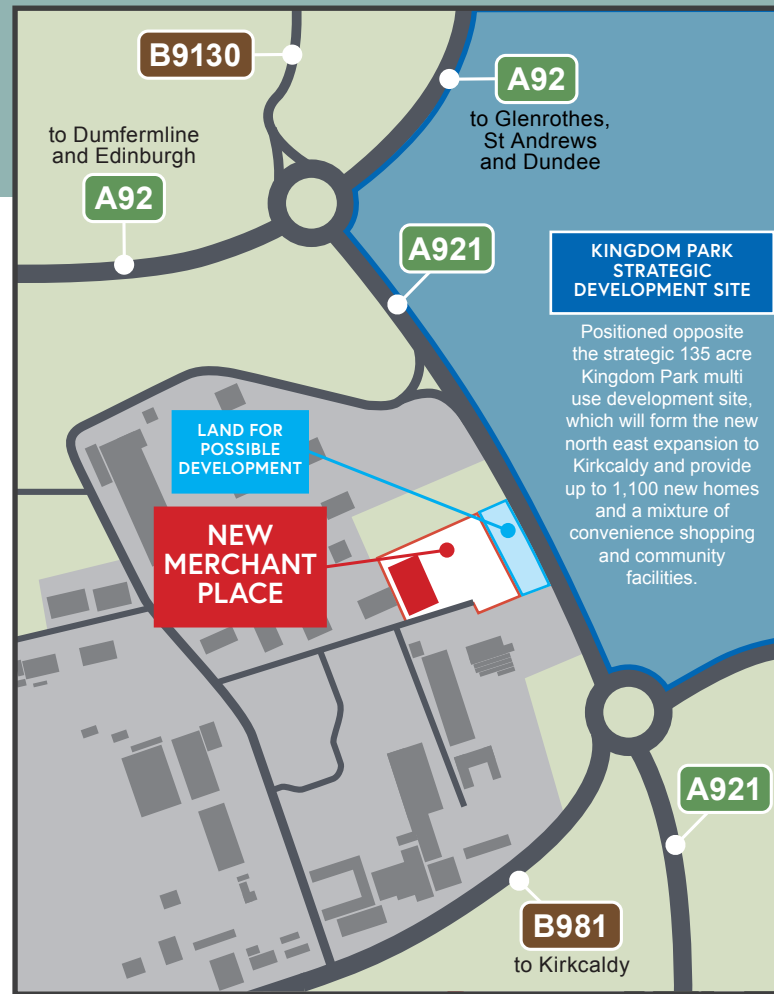


LOCATION & TRANSPORT

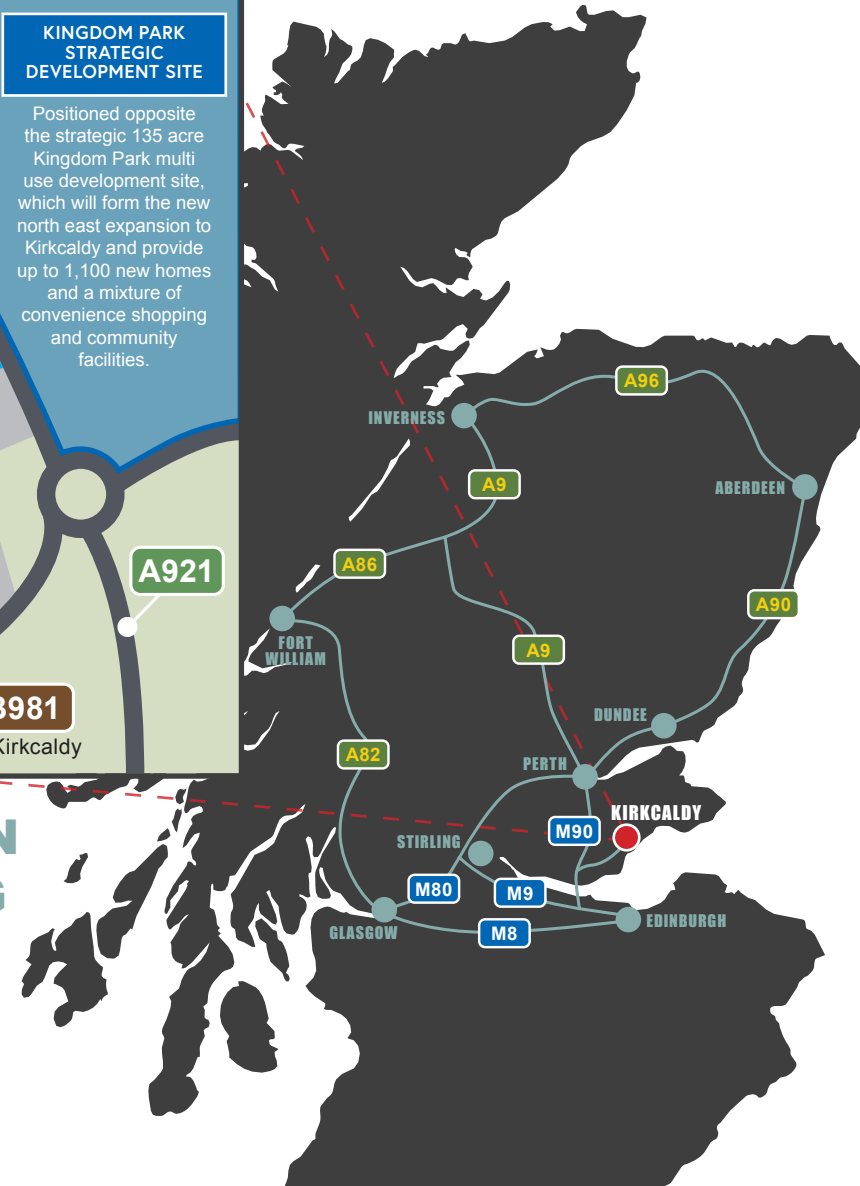
Located to the east within the well-established Mitchelston estate the property fronts onto the A921 dual carriageway and within a few hundred metres you are linked into the A92, the main road artery in Fife. Positioned at the gateway to Kirkcaldy, you can easily access the town and its suburbs from this location.

ACCESS TO THE ESTATE

Driving into Kirkcaldy on the A921, via the A92, take a right hand turn at the roundabout onto Dunnikier Way/ B981. After a few hundred metres turn first right into Merchant Drive, and then third right into Merchant Place. The property is located at the end of Merchant Place. In total, just a few minutes drive from the A92/A921.



**PIVOTAL LOCATION
IN FIFE PROVIDING
EASY ACCESS
TO ALL OF THE
REGION'S MAIN
TOWNS & TAYSIDE**





Kirkcaldy, the birth place of Adam Smith, the economist, Fife’s second most populous town has a population of just over 60,000 people.

Destination	Distance	Time
Edinburgh	28.2 miles	50 minutes
Dundee	30.5 miles	48 minutes
Perth	36.6 miles	46 minutes
Stirling	43.7 miles	56 minutes
Glasgow	58.4 miles	69 minutes
Aberdeen	95.9 miles	124 minutes
Inverness	149 miles	173 minutes

RATES

The property has a rateable value of £74,250.

CAPITAL ALLOWANCES

As the current owner is a pension fund, capital allowances have been unusable and may be available to a purchaser. These allowances would improve the NIY on any purchase.

AML (Anti Money Laundering)

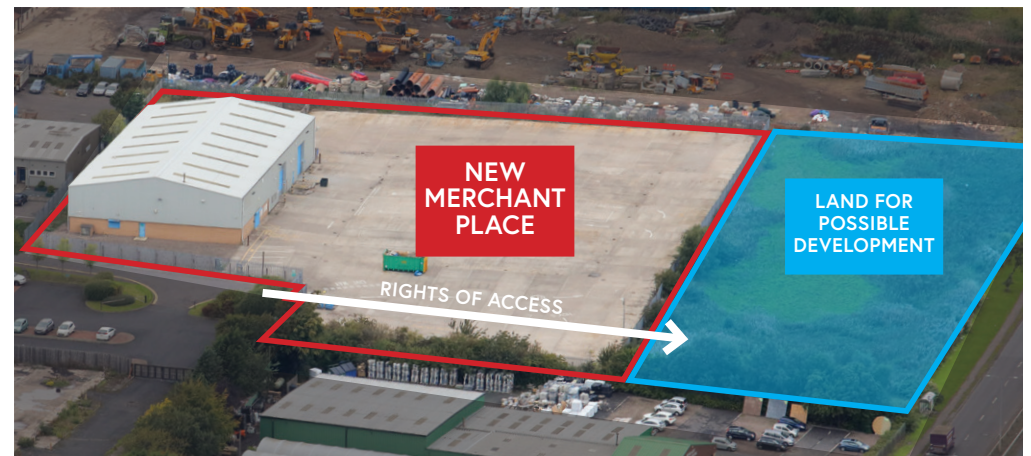
To comply with AML regulations a purchaser must confirm both their identity and the source of their funding. Background AML checks may be conducted. A sale will not progress without these checks being verified.

TOGC

It is anticipated that the property will be sold as a TOGC.

EPC

The property has a DEC which is graded at ‘B’. A copy is available upon request.





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Nothing in this brochure should be viewed upon as advice or a valuation.