

FOR SALE/TO LET

**FULLY FITTED HOT
FOOD TAKEAWAY
PREMISES**

- > POPULAR
NEIGHBOURHOOD PARADE
- > NET AREA – 73.33 SQ. M.
(789 SQ. FT.)
- > 100% RATES RELIEF
- > OFFERS IN THE REGION OF
£125,000 FOR PURCHASE
- > RENTAL OFFERS IN THE
REGION OF £12,500 PER
ANNUM



254 DUNEARN DRIVE, KIRKCALDY, KY2 6LE

Contact: Jonathan Reid, j.reid@shepherd.co.uk, 01592 205442 www.shepherd.co.uk

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 on Dunearn Drive in an established and busy neighbourhood shopping parade within the Templehall district of Kirkcaldy. Surrounding properties comprise a mix of local and national occupiers including Co-op, Coral Bookmakers, Deans Pharmacy and a number of other occupiers.

Parking is available directly outside the property.

DESCRIPTION

The subjects comprise a corner terraced hot food takeaway. The main walls are of brick construction part harled externally and with flat roof over.

The subjects are accessed via a pedestrian door with roller shutter screen leading directly into a customer serving area with associated kitchen, preparation area, store and W.C.

ACCOMMODATION	Net m²	Net ft²
Ground Floor		
Customer Serving Area, Kitchen, Preparation Area, Store and W.C.	73.33	789
TOTAL	73.33	789

RATEABLE VALUE

£9,300

EPC

Awaiting further details.

TERMS

Our client is inviting offers in the region of £125,000 for their heritable interest or alternatively rental offers in the region of £12,500 per annum for a negotiable term of years will be invited.

VAT

All figures are quoted exclusive of VAT.

LEGAL COST

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





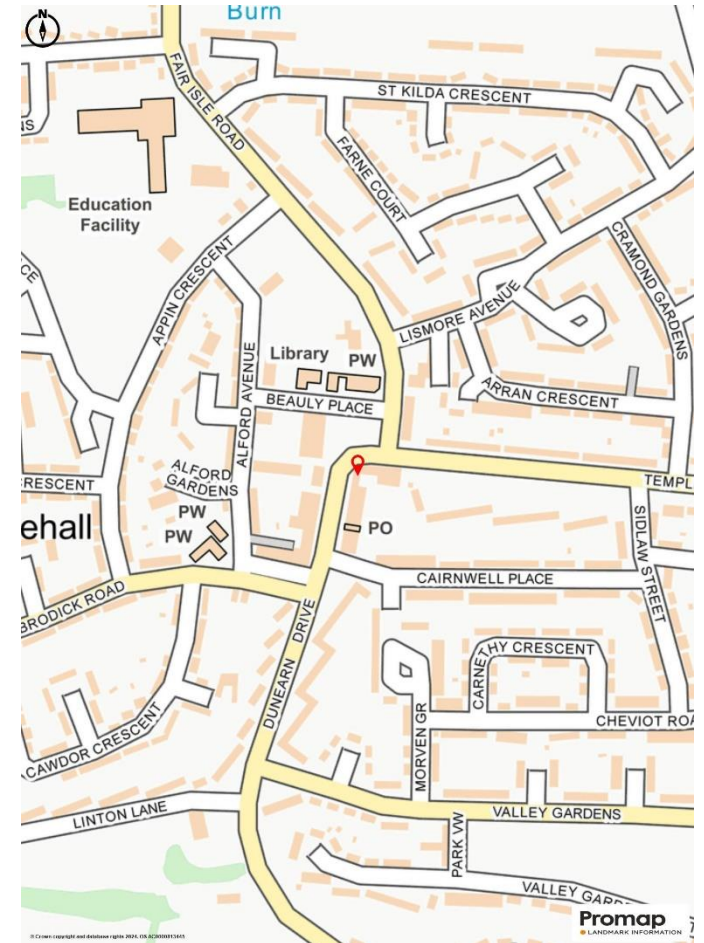
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MONEY LAUNDERING

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 and 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.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 11 Wemyssfield, Kirkcaldy, KY1 1XN – 01592 205442
Jonathan Reid – j.reid@shepherd.co.uk

www.shepherd.co.uk

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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. PUBLICATION: JUNE 2024

