

## RETAIL PREMISES

- > OFFERS IN EXCESS OF £55,000
- > NET AREA – 52 SQ. M. (560 SQ. FT.)
- > 100% RATES RELIEF AVAILABLE
- > GOOD SECONDARY LOCATION WITH ON STREET CAR PARKING.

# FOR SALE

**120 COMMERCIAL STREET, KIRKCALDY, KY1 2NX**

**CONTACT:** Jonathan Reid – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) – Tel. 01592 205442 [www.shepherd.co.uk](http://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.

Commercial Street is a good quality secondary location with on street car parking.

**DESCRIPTION**

The subjects comprise ground floor retail premises within a traditional mid terraced two storey and attic building of stone construction with pitched slate roof over. The upper floors are in residential use.

The subjects would be suitable for a variety of retail and commercial uses.

<b>ACCOMMODATION</b>	<b>m<sup>2</sup></b>	<b>ft<sup>2</sup></b>
<b>Ground Floor</b>		
Sales, Back shop and WC	52	560
<b>TOTAL</b>	<b>52</b>	<b>560</b>

**RATEABLE VALUE**

Rateable Value - £5,400

The property therefore qualifies for 100% rates relief.

**TERMS**

Our client is inviting offers in excess of £55,000 for their heritable interest.

**EPC**

Awaiting further details.

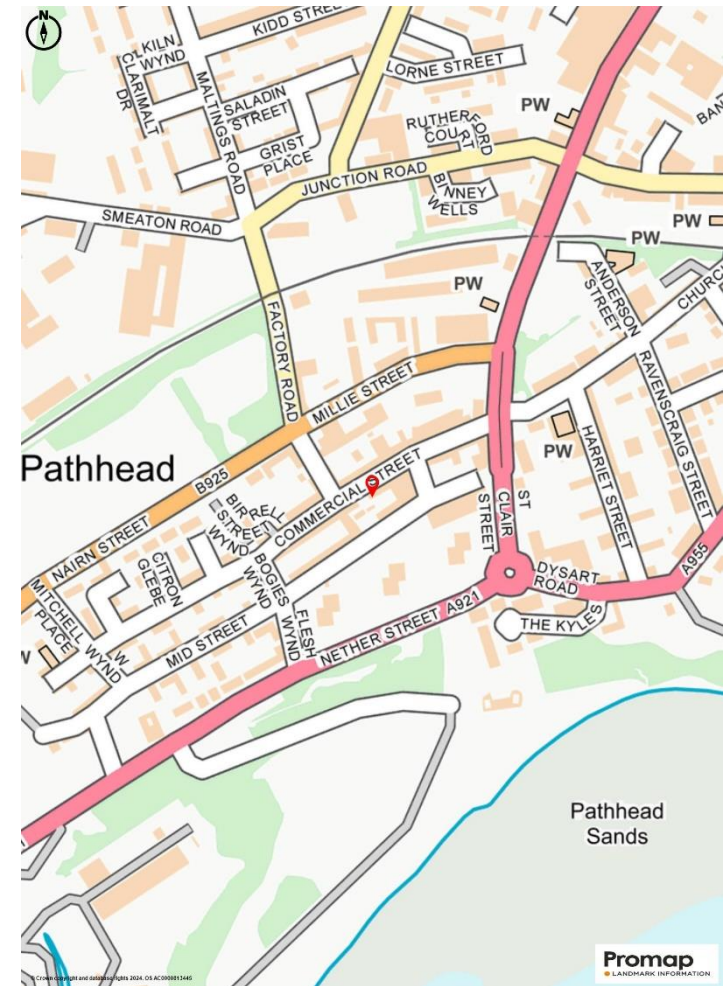
**VAT**

All figures quoted are exclusive of VAT.





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### LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

### 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.

### VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agent.

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

**Shepherd Chartered Surveyors** 11 Wemyssfield, Kirkcaldy, KY1 1XN  
Jonathan Reid – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) – Tel. 01592 205442

[www.shepherd.co.uk](http://www.shepherd.co.uk)



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