

Kirkcaldy

405 High Street
Fife
KY1 2SG

On the Instructions of a Major Fund

- **Heritable Shop and Residential Investment**
- **Comprising a shop and self-contained residential accommodation**
- **Let until 2036**
- **Rental security held**
- **Rent Review 2020**

**SIX WEEK COMPLETION
AVAILABLE**

Tenure

Heritable.

Location

Kirkcaldy is an established retailing and commercial centre, serving a population of 47,000 and situated on the north bank of the Firth of Forth, about 11 miles directly north of Edinburgh. Road access is good, having the A92 providing a rapid link to the M90 and Forth Road Bridge, which is about 12 miles to the west. The property is situated on the west side of High

Current Rent Reserved
£7,800 pa

Street in a predominantly mixed use location. Occupiers close by include TSA Consultants, Amy Gibbs Therapies and Ultimate Reptiles, amongst others.

Description

The property is arranged on ground and part mezzanine floors to provide a ground floor shop and takeaway unit with a self-contained bedsit on the mezzanine floor. The bedsit is accessed via a shared passageway, which also leads to the remaining upper floors which are not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	7.55 m	(24' 9")
Net Frontage	5.30 m	(17' 3")
Shop Depth	10.90 m	(35' 10")
Built Depth	24.90 m	(81' 7")
Mezzanine Floor Bedsit – Room, Kitchen, Bathroom		

Seller's Solicitor

Ms A Broomhall, DWF LLP.
Tel: 0333 320 2220.
E-mail: alison.broomhall@dwf.law



Tenancy

The property is at present let to J KAUR ESQ for a term of 21 years from 1st August 2015 at a current rent of £7,800 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is applicable to this lot.



NB. The plan is for identification only.
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Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Afternoon Session

Lot 90 not to be offered before
2.00 pm

The Berkeley
Wilton Place
London SW1X 7RL

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