



Tenure

Heritable.

Location

Kirkcaldy is an established retail and commercial centre serving a population of some 49,000 and is 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 the Forth Road Bridge, which is about 13 miles south-west.

The property is situated on the west side of the pedestrianised High Street, at its junction with Lady in Wynd.

Occupiers close by include Bonmarché, Boots Opticians, JD Sports, Clarks Shoes, Vision Express and Boots Chemist, amongst others.

Description

This Class C listed property is arranged on ground floor only, forming part of a larger building not included in the sale. The ground floor comprises a shop with ancillary accommodation to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	5.75 m	(18' 10")
Net Frontage	3.85 m	(12' 8")
Shop Depth	13.50 m	(44' 4")
Built Depth	17.60 m	(57' 9")

Tenancy

The property is at present let to PANDORA JEWELLERY UK LIMITED for a term of 20 years from 26th February 2007 at a current rent of £31,900 per annum. The lease provides for a rent review on the 29th September 2012 and every 5th year thereafter and contains full repairing and insuring covenants subject to a schedule of condition. The lease provides for a tenant option to break in 2022.

Tenant Information

Website Address: uk.pandora.net

For the year ended 31st December 2016, Pandora Jewellery UK Limited reported a turnover of £309.896m, a pre-tax profit of £39.192m, shareholders' funds of £129.048m and a net worth of £120.404m. (Source: Experian 30.05.2018.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Kirkcaldy

127 High Street

Fife

KY1 1LW

- Heritable Shop Investment
- Pedestrianised town centre location
- Let to Pandora Jewellery UK Limited
- Rent Review 2022
- VAT is not applicable
- Current Rent Reserved

£31,900 pa

SIX WEEK COMPLETION AVAILABLE

