

# Kirkcaldy The Postings Shopping Centre Hunter Street Fife KY1 1HN

- **Heritable Shopping Centre Investment**
- Comprising 21 shop units and a 299 space car park
- Tenants include Fife Council, Lloyds Pharmacy and Farmfoods Limited
- Comprising a total of 7,489 sq m (80,618 sq ft) of which 14 shop units are offered vacant
- Total Current Rents Reserved  
**£152,005 pa**  
**plus vacant possession of 13 shop units**

**On the Instructions of a  
Major UK Fund Manager**

**15th FEBRUARY 2019  
COMPLETION**

**DISCLOSED RESERVE £1**



**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 in the town centre on the east side of Hunter Street, between its junctions with Hunter Place and Kirk Wynd. The property is adjacent to Kirkcaldy bus station and some 485m from Kirkcaldy Rail Station. The property is some 70 metres from the pedestrianised High Street, which is home to Debenhams, Waterstones, WH Smith, Cancer Research, Santander, Bonmarché and Dorothy Perkins, amongst others. Other occupiers close by include the Mercat Shopping Centre, which is home to Boots, BrightHouse, Poundland, TK Maxx, The Salvation Army, Clarks and Vision Express, amongst others.

**Description**

The property is arranged on basement and ground floor to provide a shopping centre currently comprising 21 shop units. The centre has pedestrian access from both Hunter Street and Hill Street, with the majority of servicing provisions on Hill Street, to the rear of the property. The property benefits from a roof top car park for some 299 cars which is accessed from Hunter Street.

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

**Energy Performance Certificate**

For EPC Ratings please see website.

**Auctioneers Note**

On exchange of contracts, the buyer shall in addition to the deposit pay an additional £5,000 towards the seller's legal costs by debit card or bank transfer.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms M McLean, CMS Cameron McKenna. Tel: 0131 228 8000 e-mail: [margaret.mclean@cms-cmck.com](mailto:margaret.mclean@cms-cmck.com)





No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	William Stephen (Bakers) Limited	Ground Floor 84.45 sq m (909 sq ft)	10 years from 01.03.2010 Rent review every 5th year FR & I by way of service charge	£10,000 p.a.	Reversion 2020
Unit 1A	Vacant	Ground Floor 67.35 sq m (725 sq ft)	-	-	-
Unit 2	Vacant	Ground Floor 82.59 sq m (889 sq ft)	-	-	-
Unit 3	Vacant	Ground Floor 68.00 sq m (732 sq ft)	-	-	-
Unit 4	Fife Migrants Forum	Ground Floor 78.78 sq m (848 sq ft)	3 years from 01.05.2017 FR & I	£NIL p.a.	Reversion 2020
Unit 5	Vacant	Ground Floor 147.06 sq m (1,583 sq ft)	-	-	-
Unit 6	Vacant	Ground Floor (1) 147.63 sq m (1,589 sq ft)	-	-	-
Unit 7 & 8	Farmfoods Limited	Ground Floor 249.16 sq m (2,682 sq ft)	26 years from 04.07.1995 Rent review every 5th year FR & I by way of service charge	£35,000 p.a.	Reversion 2021
Unit 9	Individual	Ground Floor 67.35 sq m (725 sq ft)	Term of years expiring 04.06.2011 Rent review every 5th year FR & I by way of service charge	£12,000 p.a.	Holding over (2)
Unit 9A	Vacant	Ground Floor 77.11 sq m (830 sq ft)	-	-	-
Unit 10	Vacant	Ground Floor 66.52 sq m (716 sq ft)	-	-	-
Unit 11	Vacant	Ground Floor 62.89 sq m (677 sq ft)	-	-	-
Unit 12	Vacant	Ground Floor 76.09 sq m (819 sq ft)	-	-	-
Unit 13	Vacant	Ground Floor 75.99 sq m (818 sq ft)	-	-	-
Unit 14	Vacant	Ground Floor 65.40 sq m (704 sq ft)	-	-	-
Unit 15	Vacant	Ground Floor 68.84 sq m (741 sq ft)	-	-	-
Unit 16	Vacant	Ground Floor 80.82 sq m (870 sq ft)	-	-	-
Unit 17	Lloyds Pharmacy Limited	Ground Floor 149.20 sq m (1,606 sq ft)	15 years from 05.06.2006 Rent review every 5th year FR & I by way of service charge	£25,000 p.a.	Reversion 2021
Units 18, 19 and 20	Forces Support Limited	Ground Floor 4,938.10 sq m (53,155 sq ft)	1 year from 04.01.2017 FR & I	Nil	Holding over
Unit 21	Vacant	Basement 836.10 sq m (9,000 sq ft)	-	-	-
Car Park	Fife Council	299 spaces	125 years from 14.09.1981 Rent review every 5th year	£70,000 p.a.	Reversion 2106 Rent Review 2021
Public Toilets	Fife Council	-	125 years from 30.11.1981	£5 p.a.	Reversion 2106
Photobooth Kiosk	Vacant	-	-	-	-
Trading Barrow	Vacant	-	-	-	-

NB. Areas provided by Vendor.  
 (1) Measurement taken from SAA.  
 (2) The tenant has served notice to end the lease on 4th June 2019.

**Total 7,489.4 sq m (80,618 sq ft)**

**Total £152,005 p.a.**