



KIRKCALDY BUS STATION

- > RETAIL KIOSK AVAILABLE WITHIN BUSY BUS STATION
- > GROSS AREA – 13.59 SQ M. (146 SQ. FT.)
- > RENTAL OFFERS OF £7,500 PER ANNUM
- > 100% RATES RELIEF AVAILABLE

TO LET

RETAIL KIOSK, KIRKCALDY BUS STATION, HUNTER PLACE, KIRKCALDY, KY 1 1XN

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 occupied within Kirkcaldy Bus Station which also comprises a travel shop, Café, a waiting area and communal toilet facilities.

DESCRIPTION

The subjects comprise a small rectangular kiosk previously used as a newsagents and contained within the modern bus facility opposite the waiting area.

The premises would suit a variety of retail and commercial uses.

There is strictly no car parking within the bus station concourse and arrangements for deliveries etc can be made with the bus station supervisor.

ACCOMMODATION

The gross area extends to approximately 13.59 sq.m. (146sq.ft.) or thereby and comprises an open plan retail kiosk.

The tenant has the right to use the driver's mess for kitchen facilities and the public toilets within the station.

RATABLE VALUE

If the tenant is eligible the subjects will qualify for 100% rates relief.

TERMS

Our client is seeking rental offers in the region of £7,500 per annum for a negotiable period of time.

Electricity is charged via a sub-meter and invoiced every 4 weeks.

EPC

Available upon request.

VAT

No VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

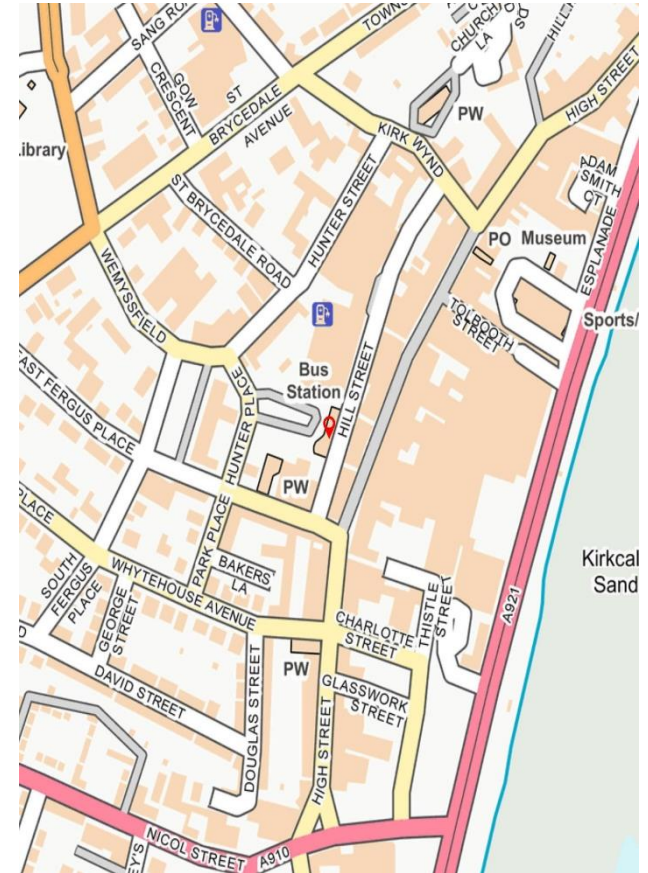


MONEY LAUNDERING

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 letting agents.



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 01592 205442

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. **DECEMBER 2021**

www.shepherd.co.uk

