

## FOR SALE

Part Income Generating Former Bank with Upper Floor Offices  
133 High Street & 24 Hill Street, Kirkcaldy, KY1 1LR



### LOCATION

Kirkcaldy is located on the east coast of Scotland, approximately 20 miles north east of Edinburgh and 45 miles south west of Dundee. It is one of Fife's principal towns with a population of 50,000 and a wider catchment of 150,000. The town benefits from being on the main east coast rail line linking Kirkcaldy with Aberdeen to the north and Edinburgh and London's King Cross to the south.

### SITUATION

The subjects are located on Kirkcaldy's High Street within the most popular pitch in close proximity to The Mercat Centre as well as The Postings Shopping Centre. Nearby occupiers include Boots, Clarks, Nationwide and JD Sports.

### DESCRIPTION

The building is a mid terraced property of traditional stone construction with a timber roof that is pitched and slated with flat sections incorporating valley gutters and lead flashing.

The former bank unit is arranged over ground and one upper floor/ mezzanine level, which is accessed via the High Street. There are a further 3 upper floors occupied by Sacro, which is accessed via Hill Street to the rear and has a separate address – 24 Hill Street. In addition, there is space to the rear of the property that is being utilised for car parking.

Sacro have been in occupation since 1996 on an Internal Repairing and Insuring lease that was re-gearred in 2016 until 8 April 2021 with a tenant only break in 9 April 2019 paying £16,000 per annum. Whilst Santander remain the landlord there remains a cap on any Service Charge contribution.

### PLANNING

Under the Use Classes Order Guide (Scotland) the ground floor of the property currently comes under Use Class 2 - Financial, Professional and Other Services with the upper floors being occupied under Use Class 4 – Offices.

The unit could be used for a variety of uses, subject to the necessary consents.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of **D (58)**.

### RATES

Rateable Value:	
133 High Street	£31,700
24 Hill Street	£15,700
UBR 2018/19:	£0.48

Interested parties should verify these figures with the Local Authority direct.



## ACCOMMODATION

The unit extends to the following approximate floor areas:

### 133 High St NIA

Ground	166.8 sqm	1,795 sqft
First (Mezzanine)	28.8 sqm	310 sqft
<b>TOTAL</b>	<b>195.6 sqm</b>	<b>2,105 sqft</b>

### 133 High St GIA

Ground	194.2 sqm	2,090 sqft
First (Mezzanine)	38.0 sqm	409 sqft
<b>TOTAL</b>	<b>232.2 sqm</b>	<b>2,499 sqft</b>

**ITZA**                    **144.5 sqm**            **1,555 sqft**

### 24 Hill Street NIA

First	104.1 sqm	1,121 sqft
Second	85.0 sqm	915 sqft
Third	85.6 sqm	921 sqft
<b>TOTAL</b>	<b>253.3 sqm</b>	<b>2,727 sqft</b>

## TENURE

Offers are sought for the Heritable Interest.

## VAT

It is understood that the property has not been elected for VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## PROPOSAL

We are instructed to seek unconditional offers in excess of **£180,000** for the Heritable Interest of the above property, excluding standard purchaser's costs.

## VIEWING AND FURTHER INFORMATION

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#### Important Notice

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August 2019