

ONLINE AUCTION

23RD JUNE 2021

- > POTENTIAL INVESTMENT PREMISES OR FOR OWNER OCCUPATION
- > SUBSTANTIAL RETAIL PROPERTY OVER 3 FLOORS ON PRIME PEDESTRIANISED HIGH STREET
- > NET AREA - 873 SQ.M (9,400 SQ.FT)
- > GUIDE PRICE - £82,000

FOR SALE

183-187 HIGH STREET, KIRKCALDY, FIFE, KY1 1JA

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www.shepherd.co.uk/commercial-auctions
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 prominently located on the prime pedestrianised section of Kirkcaldy High Street.

Surrounding occupiers comprise a mix of national and local retailers including Boots Opticians, Nationwide Building Society, Bank of Scotland, Bob & Berts, Etc.

DESCRIPTION

The subjects comprise substantial retail premises planned over ground, first and second floors.

They are contained within a mid terraced two storey and attic property of brick construction with pitched slate roof over and two storey projection to the rear with flat roof over.

The property is in shell condition ready for any ingoing occupiers fit out.

ACCOMMODATION

We calculated the net floor of the property extends to the following approximate areas:

Ground Floor – 346.11 sq.m (3726 sq.ft)

First Floor – 356.96 sq.m (3842 sq.ft)

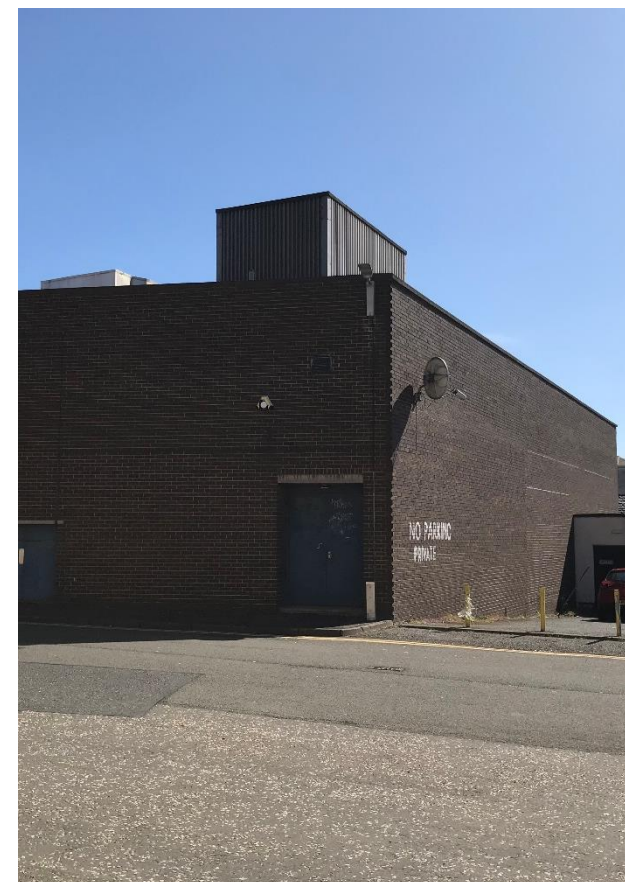
Second Floor – 170.07 sq.m (1831 sq.ft)

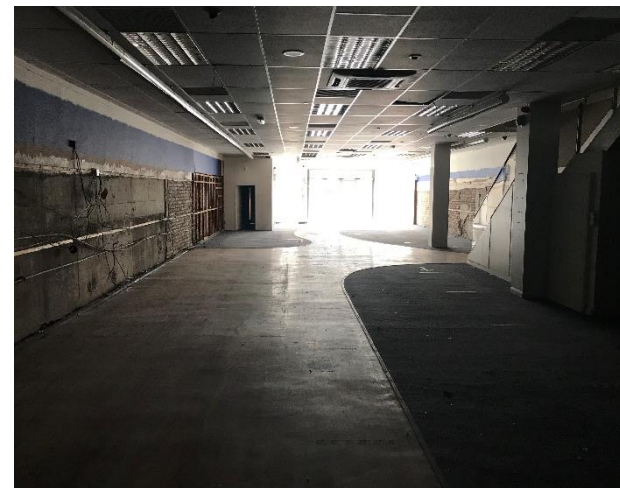
RATEABLE VALUE

Rateable Value: £42,800.

TERMS

Our clients heritable interest is available at a guide price of £82,000.





AUCTION DATE

The auction will be held on 22nd June 2021 and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

Details of the buyer fees associated with this property can be found on the individual property page.

LEGAL PACK

The legal packs are available to view online

VAT

The property hasn't been elected for VAT and as such VAT will not be payable on the purchase price.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

CONTACT DETAILS**Head of Property Auctions**

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For further information or viewing arrangements please contact the sole agents:

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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. **PUBLICATION: MAY 2021**