

FOR SALE OR LEASE

Retail Unit, 240 Dunearn Drive,
Kirkcaldy, KY2 6LE



- Affordable retail opportunity in busy neighbourhood location.
- Net internal area of 54m² approx.
- Major adjacencies include Co-Op and Post Office.
- Closing date: To Be Confirmed.

Description

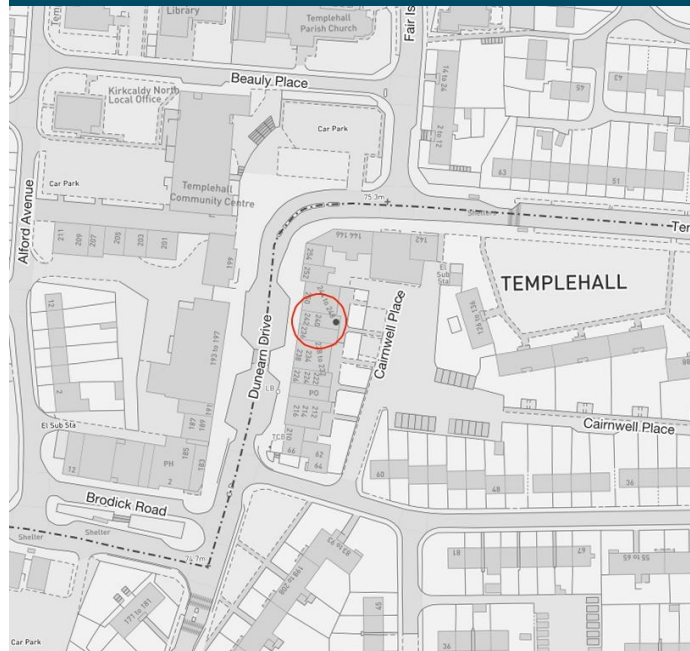
Dunearn Drive runs through the extensive Templehall residential estate about 1/2 mile north of Kirkcaldy town centre.

The property is situated in a busy local shopping area anchored by Corals, Co-op, the Post Office, and Lloyds Pharmacy.

This is a rare opportunity in a tightly held location. This shop offers itself to various retail uses. Property securely shuttered. The property benefits from rear servicing access over a shared yard.

On street parking is available to the front. Internal refurbishment required with incentives available.

✉ estates.enquiries@fife.gov.uk



Accommodation

The unit extends to a net internal area of 54m² (581 sq ft) or thereby and comprise the following accommodation.

Entrance Vestibule and front shop, office/store, back shop, with ancillary rooms .The unit provides the following dimensions:

- Gross Frontage 5.65 m (18' 6")
- Net Frontage 5.28 m (17' 3")
- Built Depth (approx.) 15.7 m (51' 6").

Rent/Sale Offers

Rental offers in the range of £6,500 per annum considered. Sale offers above £68,000 considered.

Lease Terms

FRI lease available on flexible terms. Sale terms negotiable and considered by closing date. Date to be confirmed.

Rateable Value

The property is entered in the Valuation Roll with a rateable value of £5,200 (2017) Ref No.106259800.

Energy Performance Certificate

An EPC is available upon request.

Viewing

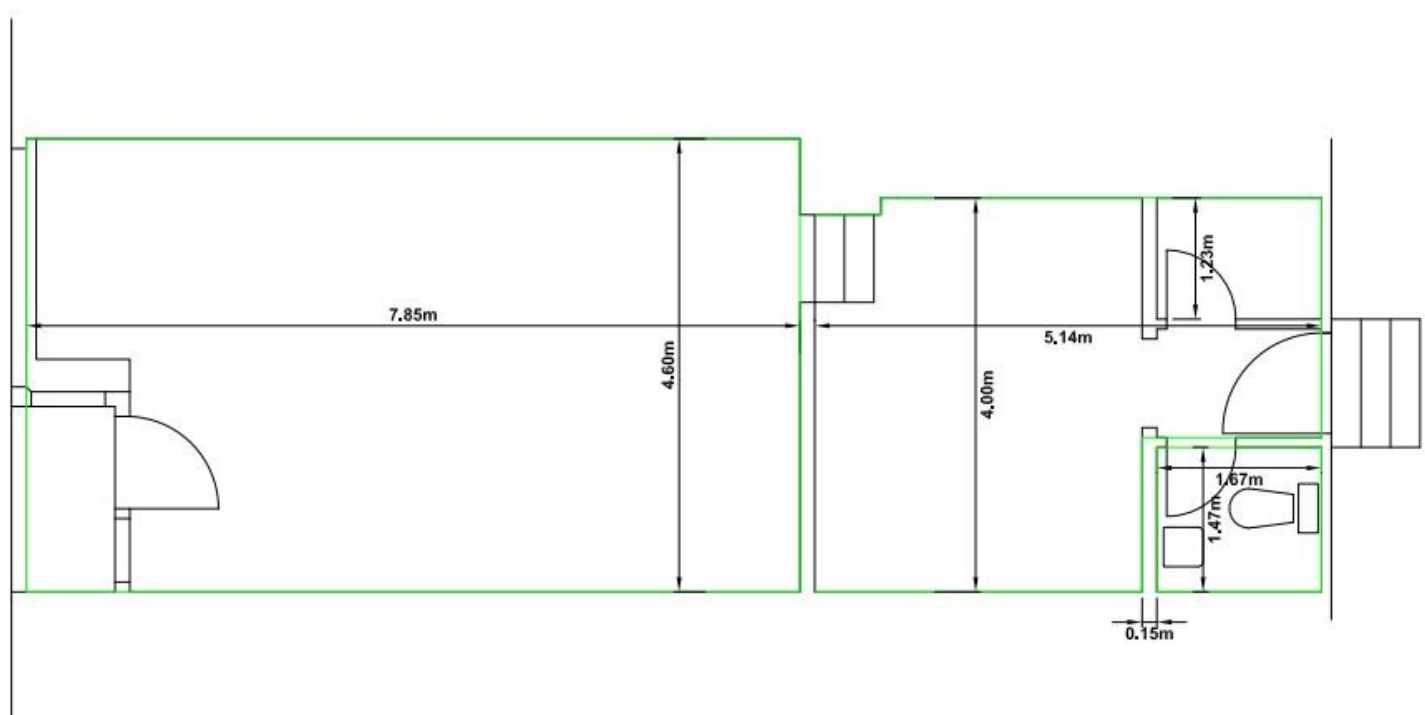
To arrange an appointment to view the premises or for further information please contact the Estates Team.

Closing Date

Offers are to be received by closing date at a date to be confirmed. Offers are to be submitted through Public Contracts Scotland www.publiccontractsscotland.gov.uk

Interested parties will be notified of the closing date, and interested parties should register their interest through estates.enquiries@fife.gov.uk

Floor Plan



Disclaimer

- Offers received after 12 noon on the closing date will not be considered and will be returned to the sender.
- Fife Council will not accept offers sent by any other means other than Public Contracts Scotland. **It will be necessary to register as a supplier before submitting an offer.**
- Offers will not be acknowledged prior to the closing date, if you require confirmation of receipt of your offer, please check Public Contracts Scotland.
- Fife Council will not accept offers received by postal mail or email.
- Fife Council does not bind itself to accept the highest or any offer for the subjects.
- In supplying these particulars, Fife Council is not issuing instructions and will not, therefore, be liable for agents or any other fees.
- These particulars are believed to be correct but are supplied for information only and intending purchasers will require to satisfy themselves as to their accuracy.
- These particulars are not deemed to form any contract or part of any contract, which may be entered into.
- The successful applicant will be responsible for their own legal costs, recording dues and Land and Buildings Transaction Tax.