

TO LET

FORMER HAIRDRESSERS – CLOSE TO TOWN CENTRE

2A WHYTEHOUSE AVENUE, KIRKCALDY, KY1 1UW

- CLOSE TO OTHER HAIR/BEAUTY SALONS
- SALES AREA EXTENDS TO 51.92 SQ M (559 SQ FT)
- SUITABLE FOR A VARIETY OF USES
- QUALIFIES FOR 100% RATES RELIEF

RENT £12,000 PER ANNUM



LOCATION

Kirkcaldy has an estimated population of some 50,000 making it the second largest centre in Fife, only marginally smaller than the City of Dunfermline.

The subjects are situated on Whytehouse Avenue close to its junction with the High Street. Whytehouse Avenue is an established retail destination with surrounding occupiers including the Migele Experience, CC Floral Design and Two Sons Tattoo. Jock's Bar & Grill and Charles Clinkard Shoes are situated on the corner of the High Street.

DESCRIPTION

The subjects comprise a single windowed ground floor retail unit previously used as a hairdressers.

Internally, the accommodation comprises a rectangular shaped sales/treatment area with 2 sinks, a store and there is WC accommodation to the rear. If desirable, certain hair-dressing items may be left for future use.

ACCOMMODATION

The property has the following Net Internal Areas:

Sales	51.92 m ²	559 ft ²
WC	4.49 m ²	48 ft ²
Total	56.44 m ²	607 ft ²

EPC

Further details are available on request.

TERMS

Rental offers in excess of £12,000 per annum, plus VAT are sought.

RATES

The Rateable Value is £5,900. In terms of the Small Business Bonus Scheme, the subjects qualify for 100% rates relief.

LEGAL COSTS

Each party will be responsible for their own legal costs. Any incoming tenant will be responsible for any LBTT, Registration dues and VAT thereon.

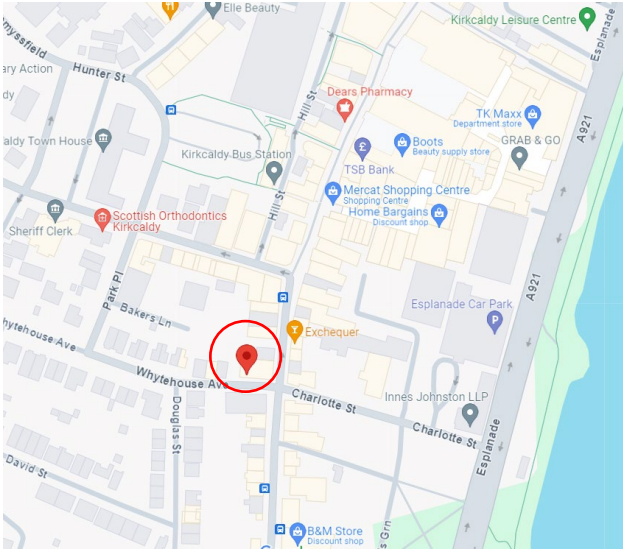
FURTHER INFORMATION

For additional information please contact:

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