

DM HALL
01592 598200

DALKIN + CO
Property Consultants
0141 222 5790



TO LET/MAY SELL

FORMER CAR SALES COMPLEX

ST CLAIR STREET,

KIRKCALDY

- Long Established Use
- Very Visible Location
- Excellent Flexibility

LOCATION:

The complex is situated on the junction of St Clair Street and Millie Street, this being a very busy junction on one of the busiest traffic thoroughfares within Kirkcaldy connecting the A92 East Fife Regional Road to the town centre. The subjects occupy a very prominent position being highly visible from St Clair Street. The location is well established for the sale of motor vehicles with this use having been established there for many years.

The location of the subjects makes it very accessible to passing traffic and is easy to locate and access by potential customers commuting from a wider distance.

Kirkcaldy itself is one of Fife's principal centres of commerce having a resident population in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000. The town benefits from an excellent communication system having a main line railway station on the main Edinburgh to Aberdeen line, together with the East Fife Regional Road, providing a first class dual carriageway link to Central Scotland's motorway network.

The plan below/adjacent shows the location of the subjects.





DESCRIPTION:

The subjects comprise a former car sales complex extending to approximately 1.3 acres with three detached buildings located thereon. The buildings comprise two detached showroom facilities, the west-most of which also benefits from having servicing/MOT facilities. There is a further detached workshop situated on site that would make an excellent service centre.

Internally, the showroom facilities are generally open plan in nature providing a degree of office and staff accommodation with floors being formed in solid concrete and the walls being, in the majority, plate glass display windows beneath flat platform roofs.

The workshop facility is of concrete frame with brick in-fill walls beneath a pitched roof having solid concrete floors with good vehicle access.

The remainder of the site is given over to external car display facilities and ample customer parking.

ACCOMMODATION:

The subjects are situated on a site that extends to approximately 1.3 acres and provides the following accommodation:-

West-most Showroom (6,820 sq ft)

Open Plan Showroom Facility, 3 Offices, Parts Store, Staff Area and WCs, Service/MOT Bays

Central Showroom (3,225 sq ft)

Open Plan Showroom, Office Facility, Parts/Storage Area and WCs

East-most Workshop (3,030 sq ft)

Open Plan Workshop/Service Area

The above approximate areas have been calculated for valuation purposes and should be used for no other purposes whatsoever.

ASSESSMENT:

We have consulted the Fife Assessor's website (www.saa.gov.uk) and note that the premises are entered in the current Valuation Roll as follows:-

Rateable Value: £88,750

We are advised that the current business rate is 40.07p

GENERAL REMARKS:

This is an excellent opportunity to acquire an interest in one of Kirkcaldy's most established car sales area where a long history of this type of use exists. The position is easily accessible to not only those in Kirkcaldy but to also those travelling from further afield, having excellent access to the A92 East Fife Regional Road.

Even though well established for car sales, the subjects would also lend themselves ideally to other uses such as kitchen and bathroom sales potentially or other such activities.

RENTAL:

Our clients seek rental offers in the region of £80,000 per annum, exclusive of VAT.

OFFERS:

Parties interested in acquiring the leasehold interest should agree Heads of Terms in principle with the letting agents initially before proceeding in a standard Scottish Legal Format.

PRICE:

Parties interested in acquiring the heritable interest in the property should make contact with the marketing agents in the first instance.

VIEWINGS:

All viewings are accompanied and can be arranged via the Marketing Agents..

DATE OF ENTRY:

Early entry can be given on conclusion of Missives.

REFERENCE:

FFA1055

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CONTACT:

Jonathan Mitchell
DM HaLL LLP
13 Wemyssfield
Kirkcaldy
KY1 1XN

Jonathan.mitchell@dmhall.co.uk
www.dmhall.co.uk

Colin Dalkin
Dalkin & Co
Property Consultants
126 West Regent Street. Glasgow
G2 2BH

colin@dalkinandco.com
www.dalkinandco.com



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