



New Merchant Place, Kirkcaldy



Modern Stand-Alone Warehouse with Trade Counter

12,377 Sq Ft Trade Counter with Huge 2.45 Acre Yard and Superb Frontage onto A921

Property features:

- Modern Stand-Alone Warehouse with Trade Counter
- Vast secure concrete surfaced yard
- Fantastic frontage onto A921 with high traffic-flow of 39,000 vehicle movements per day
- Scope for further development

Overview

With over 39,000 vehicle movements per day on the A921, New Merchant Place in Kirkcaldy, on the east coast of Scotland, offers one of the best frontages in Fife for an industrial or trade counter operator.

The drained concrete surfaced yard is vast totalling 2.45 acres of secure enclosed yard, with a modern detached 1,150 Sq Metres

warehouse which was originally constructed for Keyline building merchants.

The refurbished property will be of interest to a variety of occupiers.

- Building merchants
- Trade counter operators
- Logistics
- Vehicle operations
- Manufacturing
- General industrial

We would also be interested to speak to parties who may wish to use the property for other uses subject to planning.

For more information visit
www.newmerchantplace.co.uk
 or call 0131 344 4197

Accommodation

Specification:

The property is of a portal steel frame construction property clad with part insulated panelling/part profiled metal sheeting wrapping around the property down to a two-metre high block dado wall.

The property offers:

- Full trade counter area
- Double electric opening glass doors into trade counter area
- Male and female toilets.
- Two roller shutter doors into warehouse - 5.05 Metre access height
- Eaves height of 5.8 Metres
- Double pitch profile metal sheeted roof
- Huge yard of 2.45 acres which is concrete surfaced and drained

Neighbours on the estate include:

Kirkcaldy Garden Centre, Euro Car Parts, Dingbro and Speedy Services amongst others.

The internal layout can be adapted for any individual operator.

Due to the size of the yard, potential future development of further property may be possible subject to use and planning.



Costs/Lease Terms

Rent

The property is offered on an FRI (Full Repairing & Insuring) lease in its entirety at £68,000 Per Annum. The property may be let with only part of the yard if required. A sale may be considered if the price reflects full investment value.

Rates

The property has a rateable value of £60,000. We calculate the rates payable to be £30,360 based on a uniform business rates multiplier of 50.6p in the pound. Parties will have to verify their own rates payable figure.



Service Charge

A single occupier will have the benefit of the whole property without any service charges. If the property is split, a service charge may be levied to keep any common areas or services in a good and tenable condition.

All figures are exclusive of VAT.

EPC

The property has a DEC which is graded at F. A copy is available upon request. Work to improve this to a D are planned.

Grants

Grant Assistance via Business Gateway may be available for some occupiers.



New Merchants Place

Directions

Located to the east within the well-established Mitchelston estate the property fronts onto the A921 dual carriageway and within a few hundred metres you are linked into the the main road artery in Fife - the A92.

Positioned at the gateway to Kirkcaldy you can easily access the town and its suburbs from this location.

Local towns within easy driving distance

Glenrothes	5 minutes
Dumfermline	20 minutes
Edinburgh	40 minutes
Perth	40 minutes

Access into the estate:

Driving into Kirkcaldy from the A921 from the A92, take a right hand turn at the roundabout onto Dunnikier Way/ B981. After a few hundred metres turn first right into Merchant Drive, and then third right into Merchant Place. The property is located at the end of Merchant Place. In total, just a few minutes drive from the A92/A921.

Transport Links
Sat Nav: KY1 3NJ



Contact: Roger Telford

Telford Property Consultants, 1st Floor, 45 Frederick Street, Edinburgh EH2 1EP

T: 0131 3444 197 M: 07917 558449 E: roger@telfordproperty.com www.telfordproperty.com



New Merchants Place

www.newmerchantplace.co.uk



www.telfordproperty.co.uk



www.propertyfife.co.uk