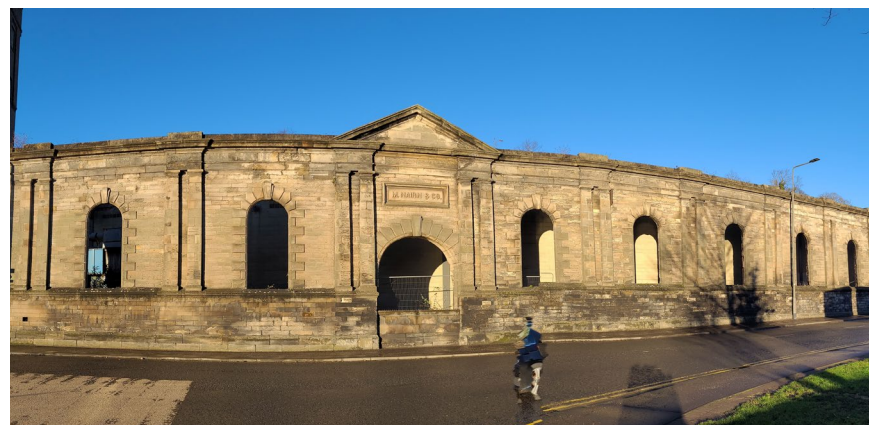


Unit 1



Unit 2



Unit 3



**TO LET - WAREHOUSE/ LIGHT INDUSTRIAL**

**THE NAIRN ANNEXE,  
HIGH STREET, KIRKCALDY  
KY1 2QT**

- Warehouse/Light Industrial
- 7.5m eaves height
- Close to amenities and good road transport links
- Units extend from 230.18 sq m (2,475 sq ft) to 288.58 sq m (3,103 sq ft)
- Onsite parking

**LOCATION:**

Kirkcaldy is one of Fife's principal centres having a population approaching 50,000 people and a catchment area estimated to be in the region of 150,000. The town benefits from an excellent transportation system, having a railway station located on the east coast mainline, which runs from London Kings Cross via Edinburgh to Aberdeen and the East Fife Regional Road providing a first-class dual carriageway link into Central Scotland's motorway network.

**DESCRIPTION:**

The subjects are located at the end of Kirkcaldy High Street and comprise of purpose-built detached warehouse/light industrial units. The units are of modern steel frame construction with facing brick/block finish and each unit is surmounted by a flat roof. The subjects are self-contained units, which are interconnecting by lockable doors. Two of the subjects benefit from sliding/roller doors for vehicle access. Possibility to add a mezzanine office level but would be subject to planning permission.

The units benefit from mains supplies of water and 3-phase electricity.

**ACCOMMODATION:**

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

Unit 1: 230.18 sq m (2,475 sq ft)  
 Unit 2: 280.92 sq m (3,020 sq ft)  
 Unit 3: 288.58 sq m (3,103 sq ft)

**RATEABLE VALUE:**

According to the Scottish Assessors' Association website, the subjects are noted to have an annual Rateable Value of:

Unit 1: £11,200 per annum  
 Unit 2: £20,000 per annum  
 Unit 3: £14,400 per annum

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

**LEASE TERMS:**

Rental:  
 Unit 1: £17,325 per annum  
 Unit 2: £21,140 per annum  
 Unit 3: £21,721 per annum

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

**VAT:**

All prices quoted are exclusive of VAT.

**LEGAL COSTS:**

Each party will be responsible for paying their own legal costs incurred in each transaction.

**ENTRY:**

Upon completion of legal formalities.

**FURTHER INFORMATION:**

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP  
 27 Canmore Street  
 Dunfermline  
 Fife  
 KY12 7NU

Tel: 01383 604 100 (Agency Department)

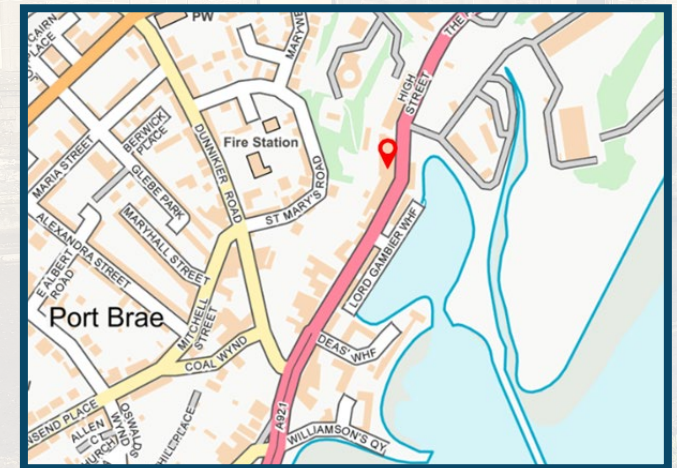
EMAIL: lois.paterson@dmhall.co.uk,  
 fifeagency@dmhall.co.uk

**VIEWING:**

Strictly by arrangement with the agents.

Ref: ESA3232 The Annexe

Date of publication: February 2024

**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers to tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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