



eric young & co

Retail

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TO LET

Shop Unit

Unit 19 Mercat Centre
Kirkcaldy KY1 1NJ



LOCATION

Kirkcaldy is Fife's largest town with a population of approximately 47,000 and a catchment of approximately 187,000. The subjects are located in the 215,000 sq ft (19,073 sq m) Mercat Shopping Centre which is located in the heart of the Town Centre and accessed from the pedestrianised High Street. The Centre is anchored by **Marks & Spencer, TK Maxx, Boots** and **Poundland**.

Nearby retailers include **Boots, JD Sports, BrightHouse, Home Bargains** and **Peacocks**.

DESCRIPTION

The subjects comprise of a fitted unit available for immediate occupation extending to the following approximate net internal area:

Ground Floor	1,206 sq ft	(112.04 sq m)
Basement	779 sq ft	(72.37 sq m)
Total	1,985 sq ft	(184.41 sq m)

LEASE

The subjects are available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT

Offers in excess of **£30,000 per annum** exclusive are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£25,500**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2018/19 of **£12,240**.

SERVICE CHARGE

The budget service charge for the current financial year is **£7,579.47**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = C

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration duties and any VAT payable thereon.

DATE OF ENTRY

By arrangement.

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641 or our joint agents Cushman & Wakefield.

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