

ON THE INSTRUCTIONS OF  
**LADBROKES CORAL**  
GROUP

# RETAIL UNIT TO LET



**75 HIGH STREET  
BURNTISLAND  
KY3 9BD**



## LOCATION

Burntisland is a popular Fife coastal town located on the north side of the Firth of Forth approximately 6 miles south west of Kirkcaldy, situated on the A.921. The town has a resident population of circa 6,500 people and benefits from having excellent commuter links with it's train station providing easy access to Edinburgh & Dundee.

The premises occupy a prominent position towards the western end of the High Street at it's junction with Lothian Street. The immediate surrounding area is mainly residential with a good mix of local/independent retailers & commercial occupiers close by.

## DESCRIPTION/ACCOMMODATION

The subjects comprise a ground floor retail unit within a traditional three storey mid terraced building under a pitched slated roof, providing the following approximate areas:-

|                                       |                  |                 |
|---------------------------------------|------------------|-----------------|
| <b>Ground Floor - Sales/Ancillary</b> | <b>63.30 sqm</b> | <b>681 sqft</b> |
|---------------------------------------|------------------|-----------------|

## LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 27th November 2027, with the tenant having an option to break on 28th November 2024. There is a rent review on 28th November 2022.

Our clients will consider either an assignation of their existing lease or a sub-lease on terms to be agreed.

## RENT

£6,500 per annum exclusive.

Incentives may be available, subject to status.

## RATES

We understand the subjects are currently entered on the Scottish Assessors Association Portal, as follows:-

Rateable Value - £5,800 [as at 01/04/2017]

## EPC RATING

EPC Rating -D [Copy available on request].

## USE

We understand the property currently benefits from Class 1 & 2 planning consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

## VAT

All prices, rents etc are subject to VAT at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

## ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



**0131 243 7288**  
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## MISREPRESENTATION CLAUSE

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