

TO LET

**CAFÉ/RETAIL
PREMISES**

**PRIME RETAIL FRONTAGE, EX
RESTAURANT PREMISES**

**LOCATED WITHIN BUSY HIGH
STREET**

**SUITABLE FOR A VARIETY OF
USES (SUBJECT TO PLANNING)**

**AFFORDABLE RENT FOR FULLY
FITTED PREMISES**

GIA – 329.4 sq. m. (3,541 sq. ft.)

£20,000 PER ANNUM



VIDEO TOUR



WHAT 3 WORDS

207-217 HIGH STREET KIRKCALDY, KY1 1JD

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Location

207-217 HIGH STREET KIRKCALDY, KY1 1JD



Location

Kirkcaldy is centrally located in Fife, approximately 25 miles north of Edinburgh on the east coast of Scotland. The town is served with all essential transport, shopping, educational and medical facilities and benefits from excellent transport links to the motorway network via the A92 dual carriageway.

The subjects occupy a prominent position on the north side of High Street in Kirkcaldy, close to its junction with Kirk Wynd. Nearby occupiers include nationally recognised retailers such as Specsavers, Clydesdale Bank, Ryman, and H. Samuel.

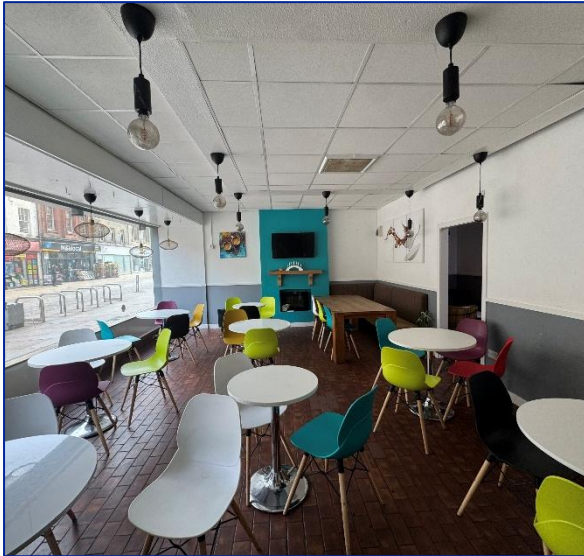


FIND ON GOOGLE MAPS



Description

207-217 HIGH STREET KIRKCALDY, KY1 1JD



Description

The subjects comprise a substantial ground floor commercial premises situated within an attractive traditional stone built mid-terrace property, occupying a prime town centre position.

The property benefits from a modernised shopfront with extensive glazed frontage. Internally the subjects comprise a spacious and flexible ground floor unit, previously sub-divided into separate commercial premises.

Now offering the ability to trade as a whole and reconfigure to suit occupier requirements (subject to consent).

Accommodation

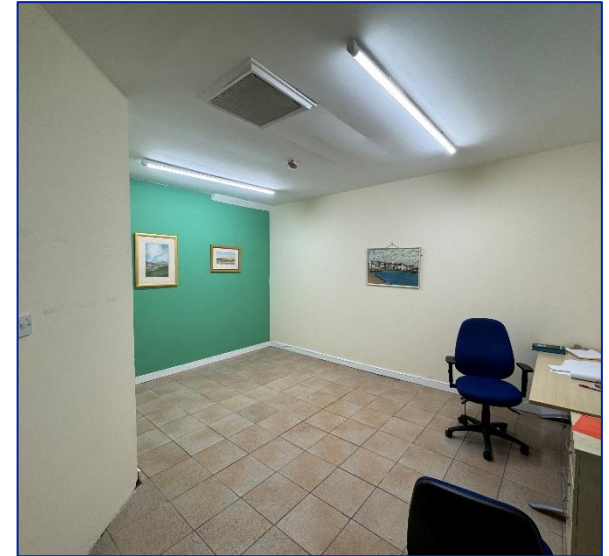
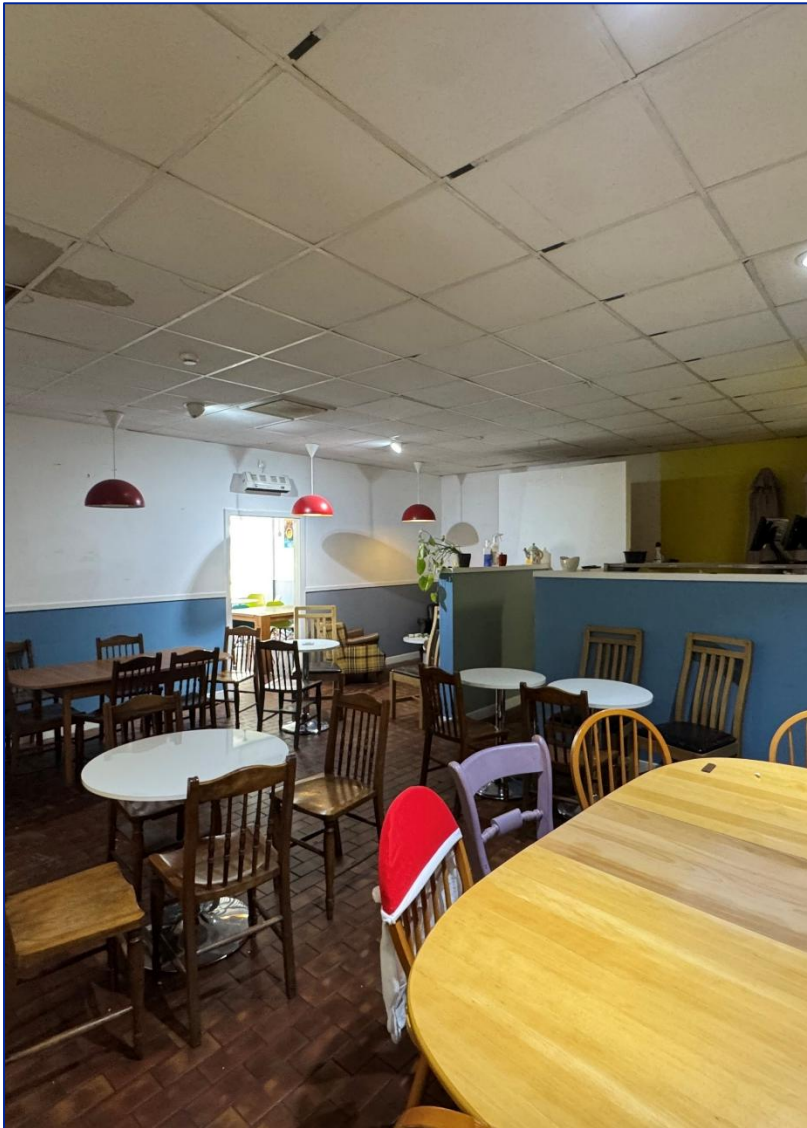
	m ²	ft ²
Ground Floor	329.4	3,541
TOTAL	329.49	3,541

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



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Rental

The subjects are available to rent at £20,00 per annum for a number of years.

Rateable Value

The subjects have been assessed on the current basis that the property has been split and have been assessed for rating purposes and entered in the valuation roll at:

Unit	Rateable Value
Storeroom	£900
Unit 1	£4,200
Unit 2	£4,200
Unit 3	£2,950
Unit 4	£2,950
Unit 5	£2,700
Unit 6	£2,550
Unit 7	£2,000

Energy Performance Certificate

Available upon request.

VAT

All prices are quoted exclusive of VAT.

Legal Costs

Each party to bear with their own legal costs in connection with this transaction



The unified business rate for 2025/2026 is 49.8p

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. APRIL 2026

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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