

FOR SALE

RETAIL INVESTMENT

NIA: 53.05 SQM (571 SQFT)

Class 3 Planning Consent

Suitable to a Variety of Uses
(Subject to Planning)

Not elected for VAT

Outside Seating

High Levels of Passing Vehicular
Traffic

OIRO: £80,000



[CLICK HERE FOR LOCATION](#)

FOR INDICATIVE PUPOSES ONLY



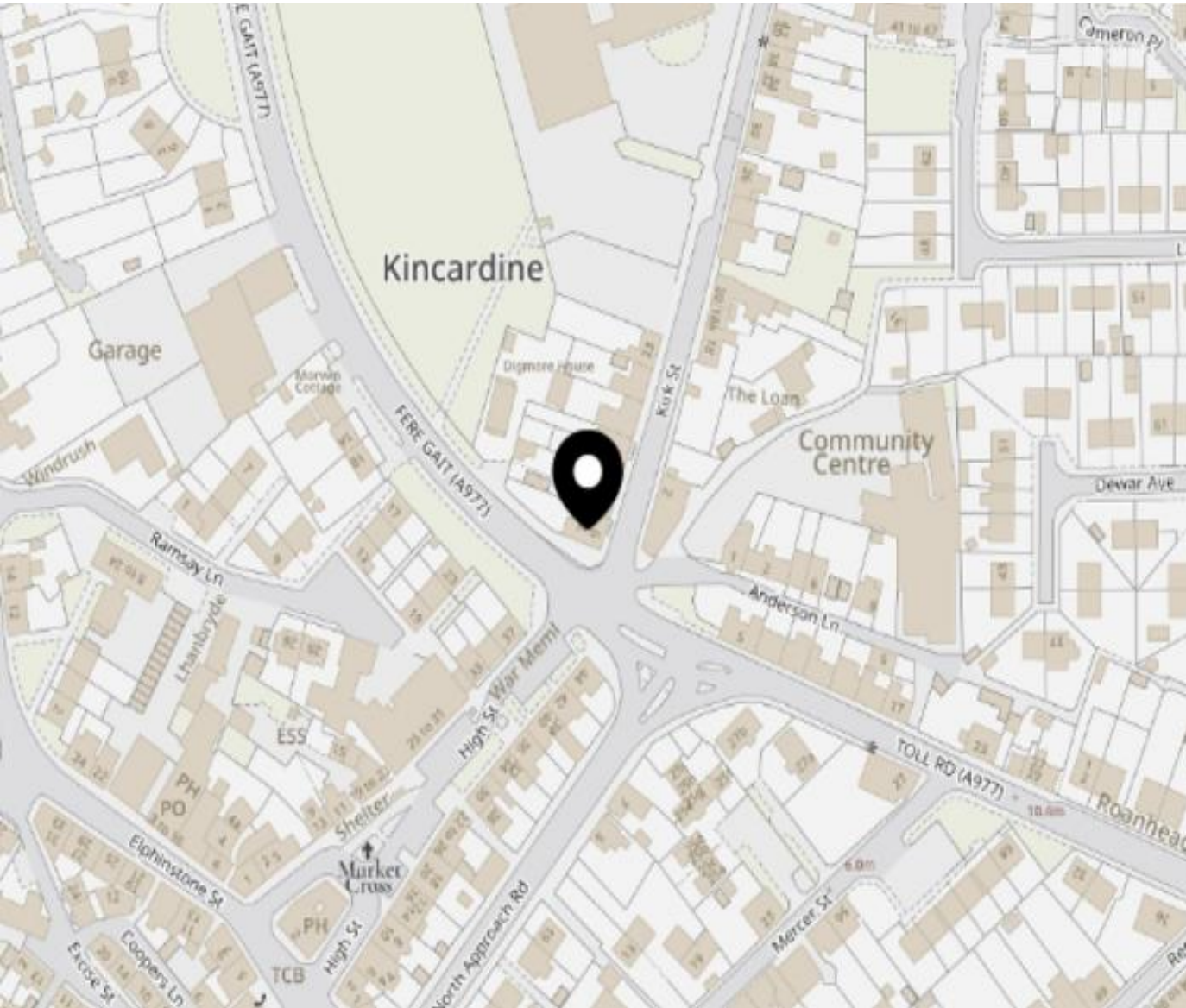
7 KIRK STREET, KINCARDINE, FK10 4PT

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LOCATION

The town of Kincardine is located in Eastern Scotland, falling within the county of Fife. It is North of the Firth of Forth directly opposite Bo'ness around 4 miles South and 9 miles West of Dunfermline. Kincardine is approximately 25 miles West of Edinburgh, 30 miles East of Glasgow and 20 miles Southeast of Stirling.

More specifically, the subjects are located on Kirk Street at the junction where Fere Gait meets Kirk Street.

Kincardine bridge provides excellent connections for Fife and the Central belt, allowing for easy access to major cities.

The surrounding area comprises a range of commercial occupiers, including Baynes, Coalfields Regeneration Trust and Spar though the area is predominantly residential.





Description

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DESCRIPTION

The subjects comprise a well-presented end terraced, ground level retail unit. The property benefits from outdoor seating area.

Internally, the unit provides open accommodation with a sales/serving area at the entrance of the property with an open plan seating area, kitchen, WC and storage cupboard. There is also a small garden/outdoor space to the rear of the property.

The unit has excellent double frontage and high visibility from the main road, situated in a prominent roadside location with a high volume of passing traffic.

The unit benefits form Class 3 (Food and Drink)planning consent, benefitting from a range of uses.

ACCOMMODATION

	SQM	SQFT
Ground Floor	53.05	571
TOTAL	53.05	571

The above floor areas have been calculated on a Net Internal Area basis using on site measurements, in accordance with the RICS Code of Measuring Practice (6th Edition).





SALE PRICE

Our client is seeking offers in the region of £80,000 for their heritable interest in the subject property.

PLANNING

We understand that the property has Class 3 Planning Consent, all in Terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating G; an energy performance certificate is available upon request.

LEASE TERMS

The subjects are let to "Marco's Kitchen" on a full repairing and insuring lease. The passing rent is £8,940 per annum, with a lease expiry on 31st March 2027, the lease is now onto tacit relocation. There are no increased rent reviews scheduled throughout the duration of this lease. Further lease information can be made available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

VAT

The subjects are not elected for VAT.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £5,600.

The rate poundage for 2026/2027 is 48.1p to the pound.

As such, incoming occupiers may benefit from 100% rates relief via the Small Business Bonus Scheme.



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. MAY 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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