

FOR SALE

STAND ALONE COMMERCIAL UNIT

SUITABLE FOR A VARIETY OF USES

PREVIOUSLY OPERATED AS A DOG
GROOMERS

NIA: 449 sq. ft. (41.7 sq.m.)

SITUATED WITHIN A BUSY
RESIDENTIAL AREA

OFFERS OVER £50,000



VIDEO TOUR



WHAT 3 WORDS



1A MELROSE CRESCENT, KIRKCALDY, KY2 5BN

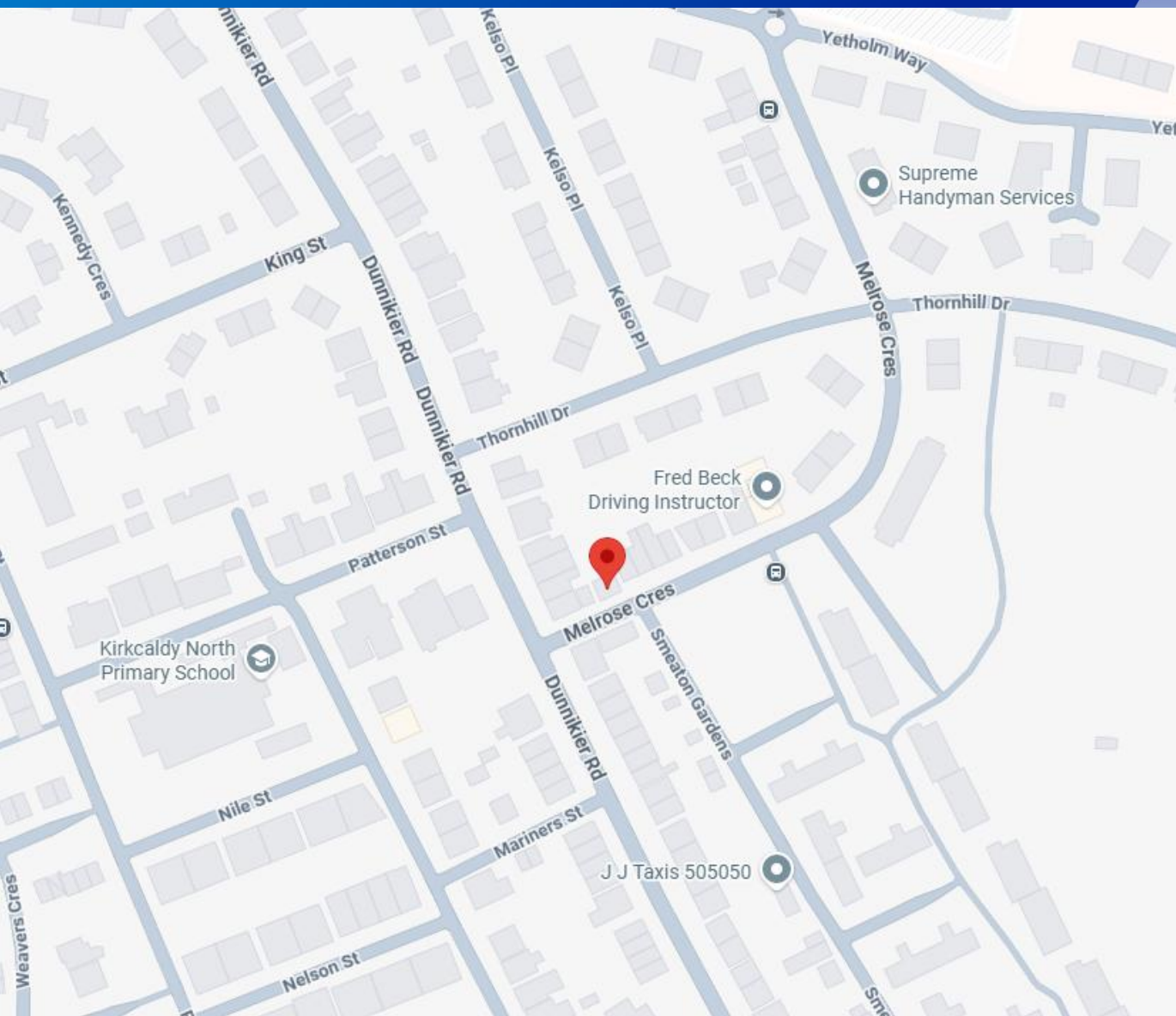
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Location

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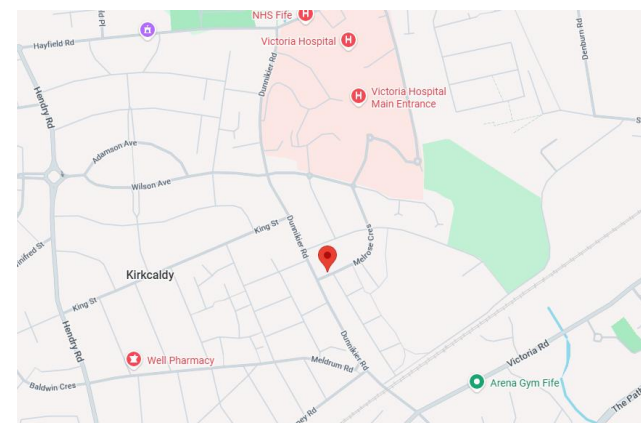


Location

Kirkcaldy is the main regional centre for the surrounding area and has a resident population approaching 50,000 persons. 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 are located on the south side of Melrose Crescent within the established residential area, approximately 1.5 miles north-west of Kirkcaldy town centre. The surrounding area is predominantly residential in nature, comprising a mix of local authority and private housing, with nearby amenities including Kirkcaldy North Primary School, neighbourhood retail facilities and regular public transport services.

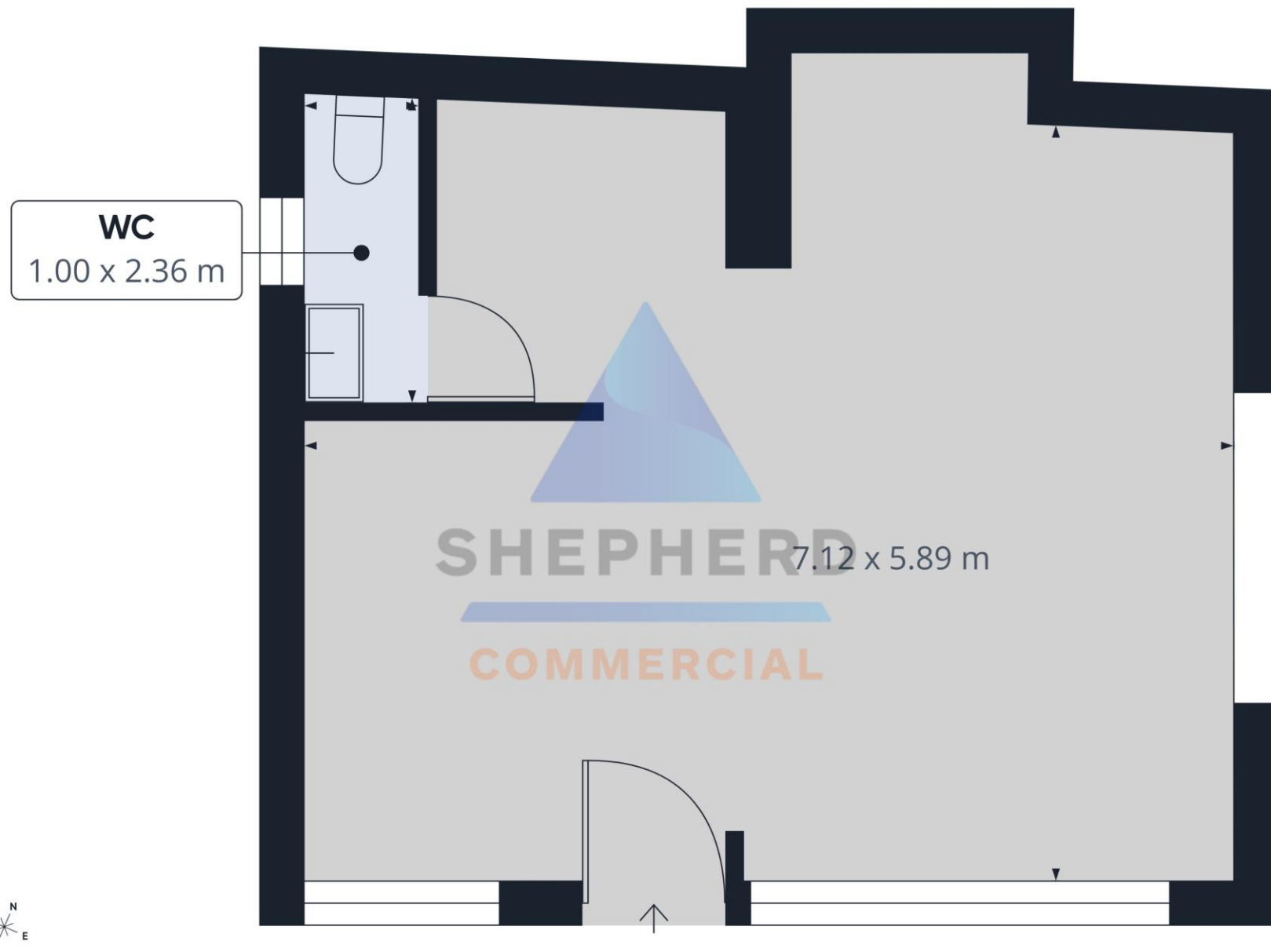


FIND ON GOOGLE MAPS



Floor Plans

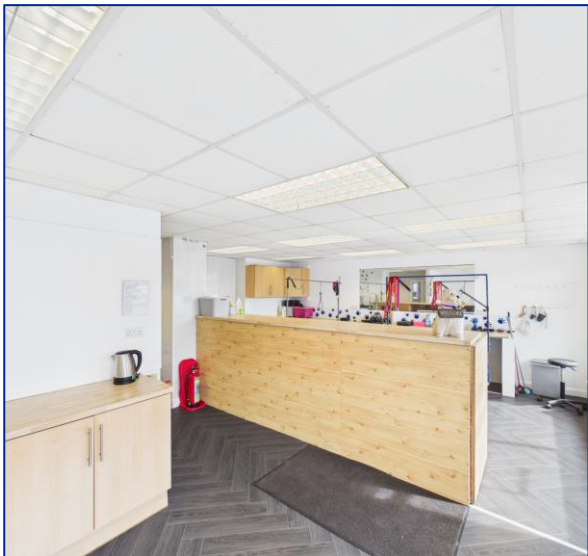
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Description

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Description

The subjects comprise a modern single-storey retail unit of traditional brick construction beneath a felt-covered flat roof. The property benefits from an attractive glazed frontage providing excellent natural daylight and strong visibility onto the street. Electric roller shutters have recently been installed on the subjects.

Internally, the premises are presented in excellent condition, having been comprehensively fitted out as a dog grooming salon. The accommodation comprises a spacious open-plan reception and treatment area with quality fitted worktops, grooming stations, wash facilities, storage units and a WC.

The property is finished to a high standard throughout with suspended ceilings incorporating recessed lighting, modern vinyl flooring and electric heating. The flexible open-plan layout would suit a range of retail, beauty, veterinary-related, pet care or other Class 1A uses (subject to any necessary consents).

Accommodation

	m ²	ft ²
Ground Floor Retail Unit	41.7	449
TOTAL	41.7	449

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



Price

Our client invites offers over £50,000 for their heritable interest.

Planning

All queries regarding planning should be made to the relevant authorities at Fife Council.

Rateable Value

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Current Rateable Value: £4,650.

Proposed 2026 Rateable Value: £5,400

The unified business rate for 2025/2026 is 49.8p.

Energy Performance Certificate

Available upon request.

VAT

All prices are quoted exclusive of VAT.

Legal Costs

Both parties to bear their own legal costs in connection with this transaction.



Get in Touch

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



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Shepherd Chartered Surveyors

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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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