

**FOR SALE**  
**Office**

25 Kirk Wynd  
Kirkcaldy, Fife KY1 1EH



**CONTACT**

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Town centre with private off-street parking

Suitable for residential conversion (subject to planning)

Offers over £200,000 are invited

480.2 sq m (5,169 sq ft)



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### Location

Kirkcaldy which is situated on the shores of the River Forth has a resident population of 50,000 and is Fife's largest town. Kirk Wynd is centrally located and connects with the east end of Kirkcaldy pedestrianised High Street.

The property is situated on the west side of Kirk Wynd on the corner of Hill Street. The OS Extract opposite shows the exact location of the property.

### Description

25 Kirk Wynd comprises a part two, part three storey corner office block. Access is via a glazed pedestrian door at ground floor which leads directly into a regular shaped reception area. Access to the upper floors is via a stone stairwell with the first and second floors providing cellular office space. The third floor forms part of the adjoining tenement block held under a pitched/slanted/mansard style roof offering open plan space.

Externally, the property benefits from a rectangular tarmacked car park for approximately 15 vehicles. The car park may lend itself to redevelopment, subject to planning.

### Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice 8th

	Sq m	Sq ft
Ground Floor	70.2	756
First Floor & Second Floor	64.9	699
Third Floor	280.2	3,016
<b>Total</b>	<b>480.2</b>	<b>5,169</b>

Edition and we have calculated the following net internal areas:

### Terms

Offers in excess of £40,000 are invited.

### Rating

We are advised that the Rateable Value for the property is £30,900 and the UBR for 2016/17 is 48.4p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available on [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)

### Energy Performance

Energy Performance Asset Rating: E.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment through joint agents.

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