



To Let

Retail Unit

Kiosk

AVAILABLE NOW

**Kirkcaldy Station, Abottshall Road
Kirkcaldy, Fife
KY1 1YL**

1,008,000+
ANNUAL STATION FOOTFALL*

Description:

An excellent business opportunity to operate a retail kiosk from Kirkcaldy station building has arisen. The Unit benefits from water, drainage, power supply, a separate staff toilet and roller shutter.

Location:

Kirkcaldy train station serves the Town of Kirkcaldy Fife, it is located on the Fife Circle Line and East Coast Mainline. The station facilitates passengers with direct services to Edinburgh, Aberdeen and Dundee.

**The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 1,008,276 for 2019/2020.*

**station
spaces**

 **ScotRail**
SCOTLAND'S RAILWAY



Property:

The premises comprise of a retail CTN with the opportunity to operate grab and go coffee / food. The wide frontage captures a prominent position within the station. Fixtures and fittings in the illustrations are not included.

Unit size:

Ground Floor: 33 sq. m / 360 sq. ft

Rates, services and insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning.

Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The incoming occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.



For further details relating to this opportunity, please contact:
stationspaces@scotrail.co.uk

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