



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 premise 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 fitting 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 ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

AWAITING EPC

For further details relating to this opportunity, please contact:

stationspaces@scotrail.co.uk

ScotRail Trains Limited, a company registered in Scotland with company number SC328826 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.