

**RMJ**

# HOT FOOD OPPORTUNITY

**M**  
**Mercat**  
SHOPPING | KIRKCALDY

UNIT 2.7 A/B - 2,103 SQ FT

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[mercatsoppingcentre.co.uk](http://mercatsoppingcentre.co.uk)



**T.K. maxx**



 **WARREN JAMES**

**home bargains**

**PEACOCKS**

2,103 SQ FT



# UNIT 2.7 A/B

Suitable for hot food use – a great opportunity for operators looking to join a well-established destination.

**TO  
LET**

**RATES**

Rateable Value: £18,600  
Rates Payable: £9,263

**Service Charge**

Service Charge: £12,797.05  
Insurance: £757.28

## Key Features



### Prime Retail Position

Situated within the Mercat Shopping Centre, next to TK Maxx and Poundland.



### Flexible Retail Space

Open-plan layout suitable for a variety of retail or service uses.



### Excellent Accessibility

Access to 3 multi-storey car parks with 900 spaces.



## Location

Kirkcaldy is a historic coastal town located on the east coast of Fife, known for its proud industrial heritage and strong community spirit.



Kirkcaldy town centre is undergoing active regeneration led by Fife Council, including a £15 million investment in the Templehall Community Hub as part of the £1.9 million Place-Based Investment Fund. Additional funding has been allocated to enhance the High Street pedestrian zone and improve public spaces.

## Getting Here

- ▶ Situated in the heart of Kirkcaldy, approximately 12 miles from Edinburgh and 28 miles from Dundee.
- ▶ 3 multi-storey car parks with 900 spaces adjacent to the centre at Tolbooth Street, Thistle Street and the Esplanade.
- ▶ 10 minute walk from the train station, with regular taxi service.
- ▶ Mercat Shopping Centre is a short walk from Kirkcaldy bus station.



## VAT

All prices quoted are subject to VAT.

## LEGAL COSTS

Each party will meet its own legal costs in any transaction.

## PLANS

Any plans or photographs were correct at the time of preparation and are shown for reference, not fact.

## AGENTS NOTES

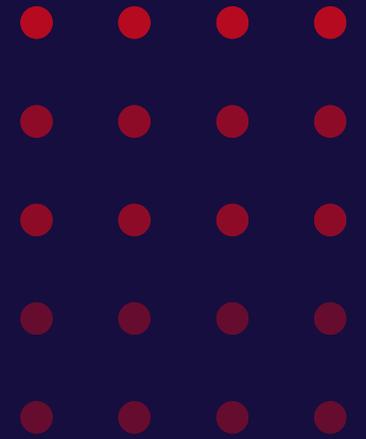
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

# UNIT 2.7 A/B



# CONTACT US

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