



M
Mercat
SHOPPING | KIRKCALDY

mercatshoppingcentre.co.uk

**UNIT
2.7A/B**

**HOT FOOD
OPPORTUNITY
AVAILABLE**

PEACOCKS

Boots

home bargains



Poundland

WARREN JAMES



TOYTOWN

cardfactory

T.K.maxx

RMJ

rmjletting.com



Located in the heart of Kirkcaldy, The Mercat Shopping Centre is easily accessible by bus, train, bike, or car, and welcomes 1.2 million visitors per year.

Positioned at the heart of the community, the centre connects key parts of the town, providing a direct route from the High Street, The Esplanade and Tollbooth Street.

With a combination of the modern covered mall and welcoming public areas, the Mercat offers the perfect setting for a diverse range of businesses, from artisan traders and eateries to national retailers occupying larger units.

Now available: A fully fitted **2,103 sq ft unit**, suitable for **hot food use** - a great opportunity for operators looking to join a well-established destination.





RATES

Rateable Value: £18,600

Rates Payable: £9,263

ACCOMMODATION

The unit provides a net internal floor area of 2,103 sq ft.

TENURE

This unit is available on a new lease for a period to be agreed.

SERVICE CHARGE

Service Charge: £12,797.05

Insurance: £757.28

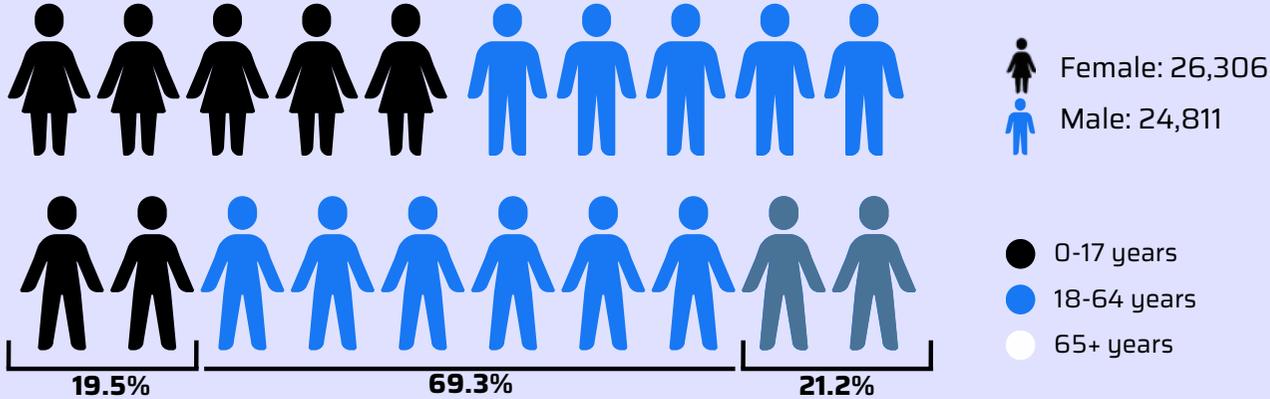


CENTRE GOAD

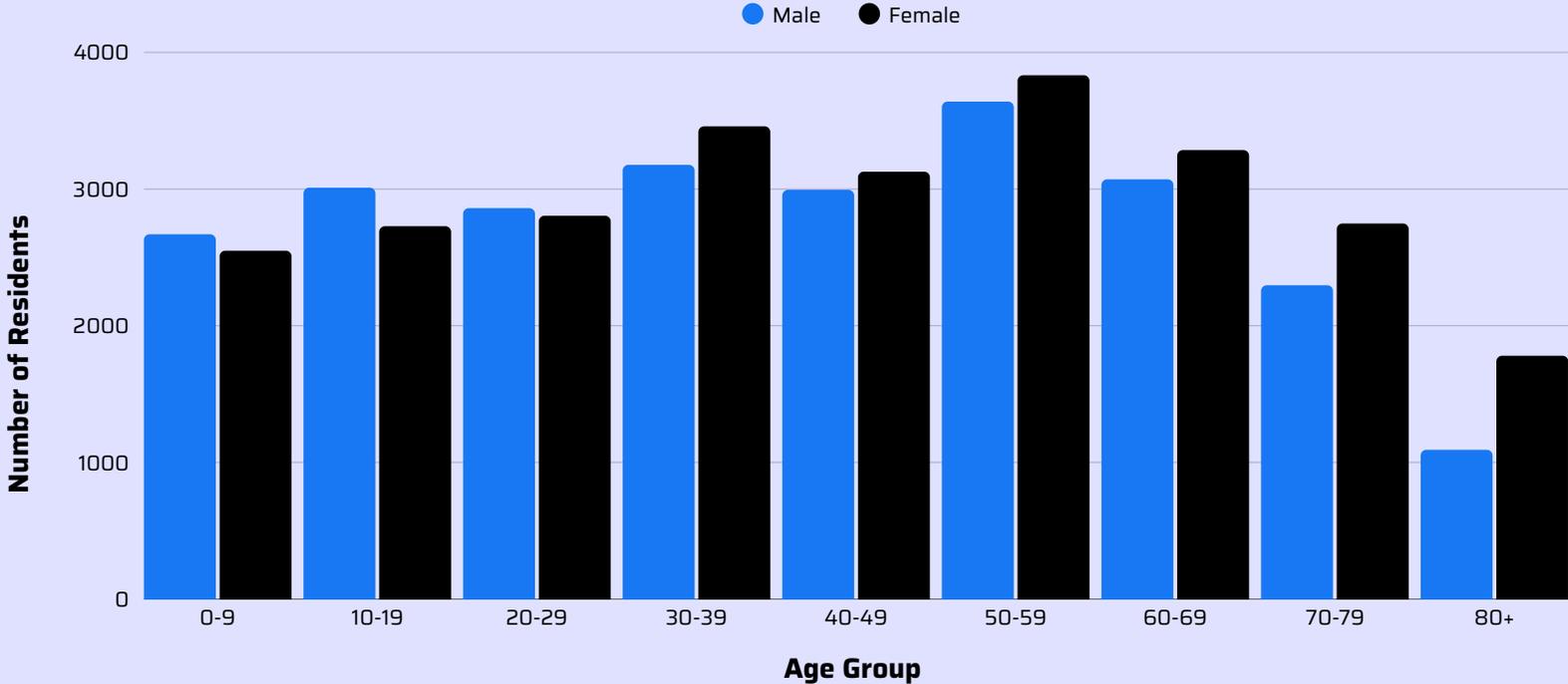


Demographics

Population of Kirkcaldy: 51,117



285,000 individuals live within a 30 minute drive of the Mercat.





VAT

All prices quoted are subject to VAT.

Legal Costs

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

Plans & Photographs

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

Agents Note

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.

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1. These particulars are provided as a general guide only and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, references to condition, planning permissions, and other details are given in good faith and are believed to be correct. However, any intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy of each item.
3. Neither RMJ nor any person in its employment has authority to make or give any representation or warranty in relation to this property.
4. Unless otherwise stated, all rents, prices, and other figures are quoted exclusive of VAT, rates, service charges, and all other outgoings.



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