



PROPOSED MSU TO LET
UP TO 35,000 SQ FT (Subject to planning)



THE POSTINGS SHOPPING CENTRE
Hunter Street, Town Centre, Kirkcaldy KY1 1HN

DWR
Retail Property Consultants
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LOCATION

Kirkcaldy is situated 12 miles north of Edinburgh on the Forth estuary. The town has excellent road connections being located on the A92 East Fife trunk road which links with the M90 Edinburgh to Perth motorway. Kirkcaldy has a population of approximately 50,000 people and benefits from a large catchment population in the order of 200,000 people. The Postings Shopping Centre is situated in the heart of the town centre immediately adjoining the recently refurbished bus station. The centre benefits from a 300 space rooftop car park and 53000 sq ft Tesco supermarket.

PROPOSAL

Subject to the receipt of planning permission it is our client's intention to create a major space unit which will benefit from frontages to both the bus station and the mall.

A bespoke store can be created however initial proposals show that a store can be created as follows-

Ground Floor **27000 sq ft**
Mezzanine **8000 sq ft**

RENT AND LEASE

On application

SPECIFICATION

It is intended that the unit is finished to a developers shell specification.

ENTRY

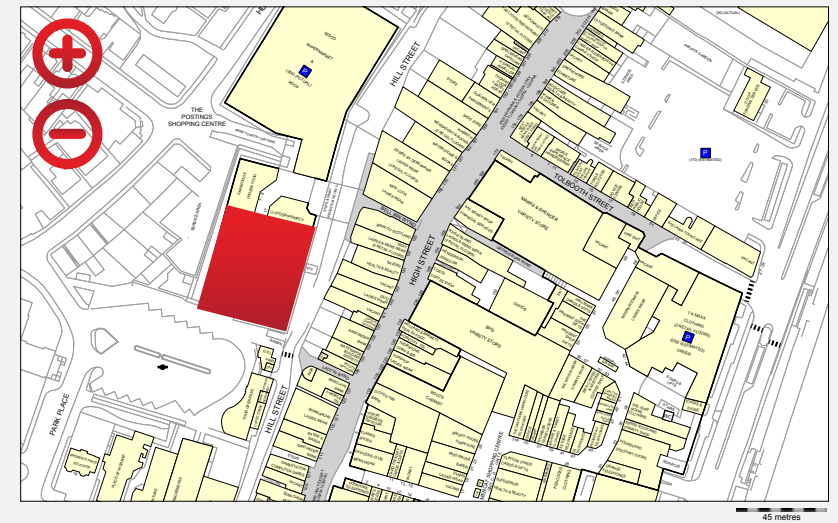
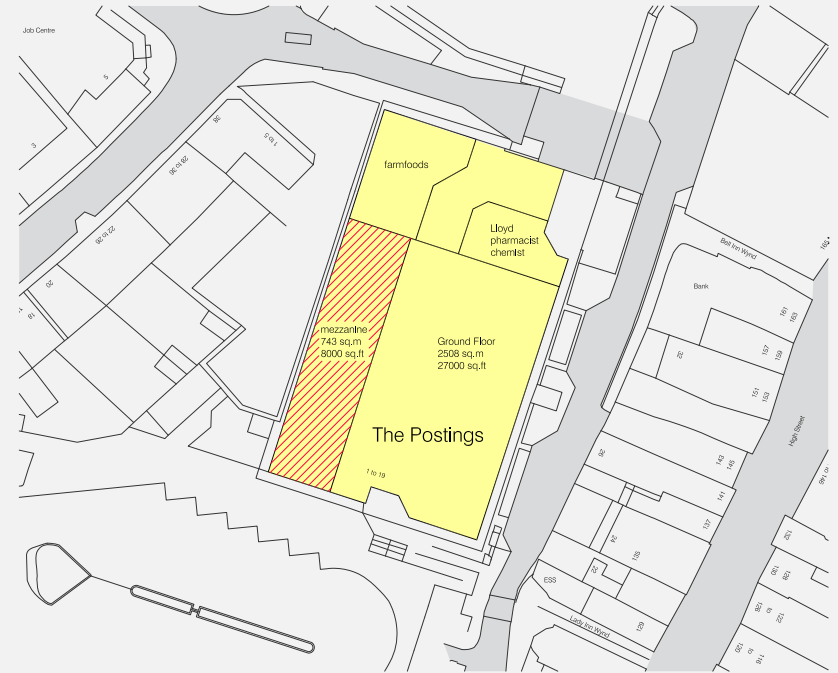
By negotiation

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction with the ingoing tenant being responsible for SDLT registration dues and VAT incurred thereon.

CONTACT

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DISCLAIMER

DWR for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) no person in the employment of DWR has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.