

FOR SALE



103 Veronica Crescent, Kirkcaldy, KY1 2LJ

- Rare purchase opportunity
- Former children's residential care facility
- Potential redevelopment prospect
- Offers over £250,000 (exclusive of VAT)

LOCATION

Kirkcaldy lies within the Kingdom of Fife approximately 30 miles to the north of Edinburgh and some 45 miles to the south west of Dundee. The town has an estimated population of some 49,000 people and has suffered economically over the past decade with the High Street in particular showing signs of decline and as a result of redeveloped shopping centres both within the town centre and in peripheral locations, together with a lack of town centre car parking provisions.

The town has been subject to expansion like many other similar locations with large amounts of new build housing provided by a number of large national developers. It offers good communication links having a town centre bus terminal providing both local and wider regional and national travel. There is also the town centre rail station which provides links to Fife as well as national travel on the East Coast line.

More specifically, the subjects are situated on the south side of Veronica Crescent, Kirkcaldy near to the meeting with Oaktree Square. This is a mixed privately owned and local authority residential situation located towards the northern extent of the town.

DESCRIPTION

The subjects have been operated as a children’s residential care facility until recently vacated by the client. It comprises an end of terrace two storey and extended building of brick/block construction, partially rendered/painted externally, set

beneath a series of pitched/hipped and tile clad roofs.

Internally, it is arranged to provide a number of public areas along with support accommodation such as office, stores and kitchen facilities across the ground floor. It also provides for circa 14 bedrooms and bathroom facilities across both floors of the original and extended parts. There is also associated garden grounds to the front, side and rear parts.

Accommodation

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate gross internal areas:

Area / Floor etc	Sq M	Sq Ft
Ground	176.4	1,899
First	154.74	1,665
Total	331.14	3,564

RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £10,400. Occupiers therefore can benefit from 100% rates relief in line with the small business bonus scheme.

PRICE

Offers are invited over £250,000 (exclusive of VAT)

EPC

Available on request



LEGALS

Each party is to pay their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

To arrange a viewing please contact:



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Director
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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: March 2025