



To Let

Retail Unit

Grab & Go Coffee/Takeaway

AVAILABLE NOW

**Kirkcaldy Station, Abottshall Road
Kirkcaldy, Fife
KY1 1YL**

1,008,000+
ANNUAL STATION FOOTFALL*

Description:

An excellent opportunity has arisen at Kirkcaldy train station to operate a Grab & Go Coffee business or other takeaway services. The unit which is located on the station platform benefits from an inviting serving hatch.

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 single retail kiosk. Located on Platform 1, the Unit has access to water and drainage.

Unit size:

Ground Floor: TBC

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.



For further details relating to this opportunity, please contact: stationspaces@scotrail.co.uk

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