



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

TO LET

www.gs-cs.co.uk
Tel. 01463 718719



UNIT 4

CHAPEL LEVEL, KIRKCALDY, FIFE, KY2 6RG

RENT: £18,000 PER ANNUM

- MODERN COMMERCIAL PREMISES
- EXTENDING TO 90.56M² (975FT²) [APPROX]
- PROMINENT LOCATION WITH EXCELLENT TRANSPORT LINKS
- SUITABLE FOR A VARIETY OF USES

LOCATION

Fife is a well-connected region in central Scotland, strategically positioned between Edinburgh and Dundee. It benefits from excellent road and rail links, with direct access to the M90, A92 and wider motorway network. With a diverse economy, skilled workforce and a mix of residential and commercial centres, Fife provides an attractive base for businesses serving both local communities and the wider central belt.

The subjects are situated at Chapel Level, Kirkcaldy — a well-established area with strong transport links. Close to the A92, the location offers convenient routes across Fife as well as direct connections to Edinburgh, Dundee and the M90. The surrounding area combines commercial and residential activity, ensuring good local amenities and passing trade. Kirkcaldy itself is the largest town in Fife, providing a strong customer base, established infrastructure, and excellent public transport links, including regular rail services to Edinburgh.

Nearby occupiers include Indigo Sun, Sainsburys, Boots, B&Q, McDonald's, Starbucks, KFC, Greggs, Next, Wren Kitchens, B&M, Halfords.

DESCRIPTION

The subjects comprise an end-terraced ground floor unit, most recently utilised as a dog grooming parlour. Internally, the accommodation is well-presented and arranged to provide a welcoming front shop/reception area with ancillary rooms to the rear.

The unit benefits from good visibility onto Chapel Level, a busy main road in Kirkcaldy, ensuring a steady flow of foot traffic and passing trade. Its layout makes it ideal for small retail, office, or service-based businesses seeking affordable premises in a convenient location.

SERVICES

The subjects have mains connections to water, electricity and drainage.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll with a rateable value of £15,400.

The uniform business rate for commercial premises in Scotland is 49.8p in the pound for the financial year 2025/2026, excluding water and sewerage charges.

RENT

The subjects are available to rent at £18,000 per annum excluding VAT.

LEASE TERMS

The premises are available to lease on flexible terms subject to a repairing and insuring liability.

LEGAL COSTS

For a formal long term Lease, each party will be responsible for their own legal costs incurred in this transaction with the purchaser being responsible for the cost of LBTT, registration dues and any VAT thereon.

DATE OF ENTRY

By agreement.

FURTHER INFORMATION

For further information please contact the sole agents Grant Stewart Chartered Surveyors.

Grant Stewart

Email: gs@gs-cs.co.uk

Willem Stewart

Email: ws@gs-cs.co.uk

Grant Stewart Chartered Surveyors,

Ness Mews,

Ardross Place,

Inverness, IV3 5BY

Tel: 01463 718719

Fax: 01463 710712



