



Investment Property Ref 2520

1-3 Kinghorn Road, Kirkcaldy, KY1 1SU

This is an excellent commercial property currently let on an FRI basis at an annual rent of £28,200.

The current tenant has been running a gym and beauty business from the premises for the last 10 years and happy to sign a new 5 year lease.

Fitness centre with one very large exercise studio and 2 smaller studios.

The beauty area comprising 4 spacious treatment rooms, a 4 position nail bar and a spray tan room

One of small fitness studios was previously a hair salon and would easily convert back to provide 8 cutting stations and two wash bays

There is also reception and rest/seating area.

Freehold property for sale at offers over £230,000

VIEWINGS

Strictly by appointment through The Business Sales Agency.

No approach may be made directly to the property nor should enquiries be made of any staff at the premises.

THE
BUSINESS SALES
AGENCY

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Premises:

The premises comprise one large and 2 smaller fitness studios, 4 treatments rooms, 4 station nail bar room, spray tan room, reception, office, stores and various ladies and gents toilets.

Rental Income:

The property is let on a full tenant insuring and repair lease. Rent is £28,200 per annum. For rates purposes the property is divided into three areas. Fitness studios - rateable value £15,500, smallest studio / hair salon RV £2,700 and beauty rooms RV £2,500.



Agents Notes: These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.