100 Nicol Street

Development Opportunity

KIRKCALDY KY1 1PF

FOR SALE

- TOWN CENTRE DEVELOPMENT SITE
- RESIDENTIAL/RETAIL (SUBJECT TO PLANNING)
- 0.5 ACRES APPROX

www.g-s.co.uk  the complete property service
Location
Kirkcaldy lies on the north bank of the Firth of Forth and is one of Fife's principle centres of commerce and industry having a resident population in the region of 60,000 and a catchment area estimated to be in the region of 200,000. The town enjoys an excellent communication system having a mainline Railway Station and the A92 East Fife Regional road provides dual carriageway links into central Scotland's motorway network.

The subjects for sale occupy a site close to the centre of the town and lie on the south side of Nicol Street, a short distance west from its junction with Beveridge Road in an area of mixed residential and commercial activity.

A copy of the local Plan opposite highlights the location of the subjects.

Description
The site extends to approximately 0.5 acres. There is an old unused building on site at present which will require to be refurbished or demolished.

General Remarks
The subjects are contained within an area which would suit a number of mixed uses including residential and possible retail. Further information in respect of proposed uses can be discussed with Fife Council Planning.

Price
Offers invited.

Ref: A49

Date of Publication: November 2015