



FALCONER

PROPERTY CONSULTANTS

**1 DURIE STREET,
LEVEN
KY8 4EZ**

FOR SALE

- OFFERS OVER £97,500
- 1,260 FT²
- PROMINENT LOCATION IN
LEVEN TOWN CENTRE
- SHARED PRIVATE PARKING
- SUITABLE FOR A VARIETY OF
USES

LOCATION

Leven is an expanding coastal town on the shores of the Firth of Forth and forms part of the Levenmouth area which has a resident population in the region of 25,000 persons. It is approximately 10 miles north east of Kirkcaldy. The town is the main commercial centre for the Levenmouth area which consists of a range of small towns and villages, including Buckhaven, Kennoway, Methil and Windygates.

There are good road links to the area with the A92 link road approximately 12 km. This link provides dual carriageway access to the Scottish motorway network. There is also a regular bus service to the area and surrounding centres of employment. The town of Leven provides good transport, shopping and educational facilities. Local employers include Diageo.

The subjects are located on the eastern side of Durie Street at its junction with School Lane.

DESCRIPTION

The subjects comprise a ground floor office/studio within a two-storey detached building of stone construction.

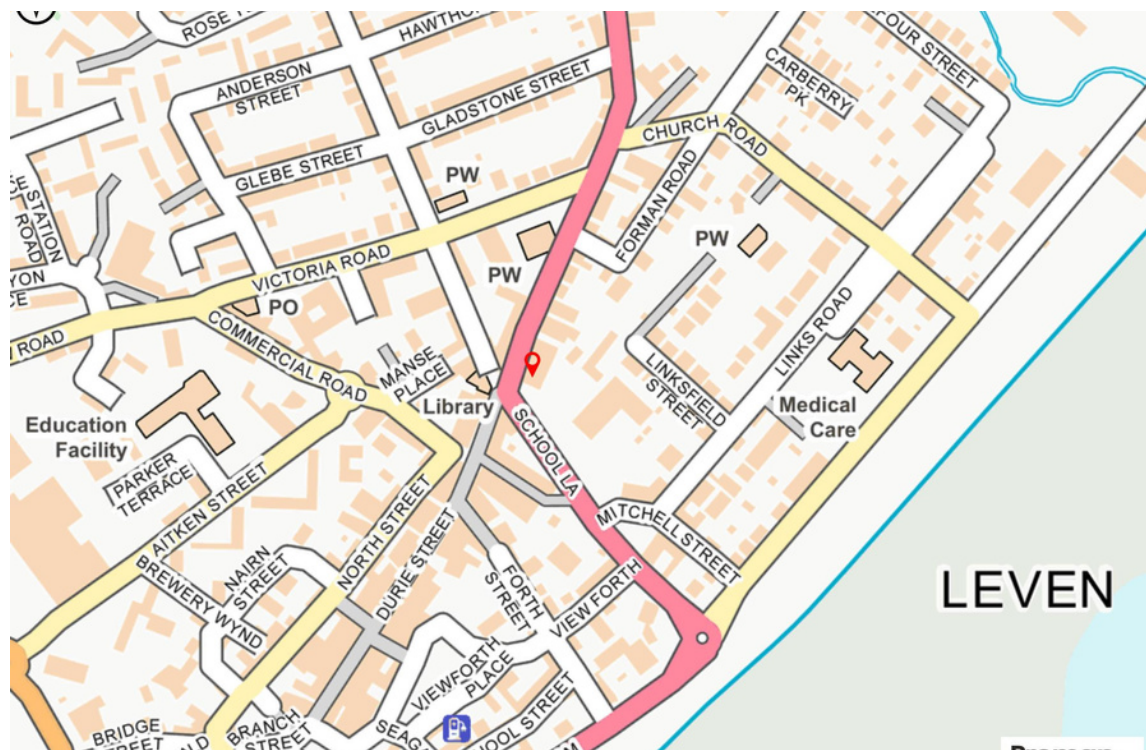
Internally the property benefits from an open plan office/studio space with 2 further private meeting rooms, a kitchen area and W.C.

This property is suitable for a variety of uses including retail.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

117m²/1,260ft²





PROPOSAL

Offers over £97,500 are invited for the Heritable interest.

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Fife Council Planning Department.

RATING

Rateable value £10,900.

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale/lease of the property.

VAT

N/A.



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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

COLIN DEVINE



MOBILE: 07775863688



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DISCLAIMER

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