



FALCONER

PROPERTY CONSULTANTS

**2 MITCHELL STREET,
LEVEN
KY8 4HJ**

TO LET

- LEASE NEGOTIABLE
- 460 FT²
- LARGE GLAZED FRONTAGE
- ROLLER SHUTTER FRONTAGE
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)



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 nearby. This link provides dual carriageway access to the Scottish motorway network. There is also a regular bus service to the area.

The subjects are located on the northern side of Mitchell Street between its junctions with High Street and School Lane.

DESCRIPTION

The subjects comprise a ground floor retail unit within a two-storey terraced building of brick construction.

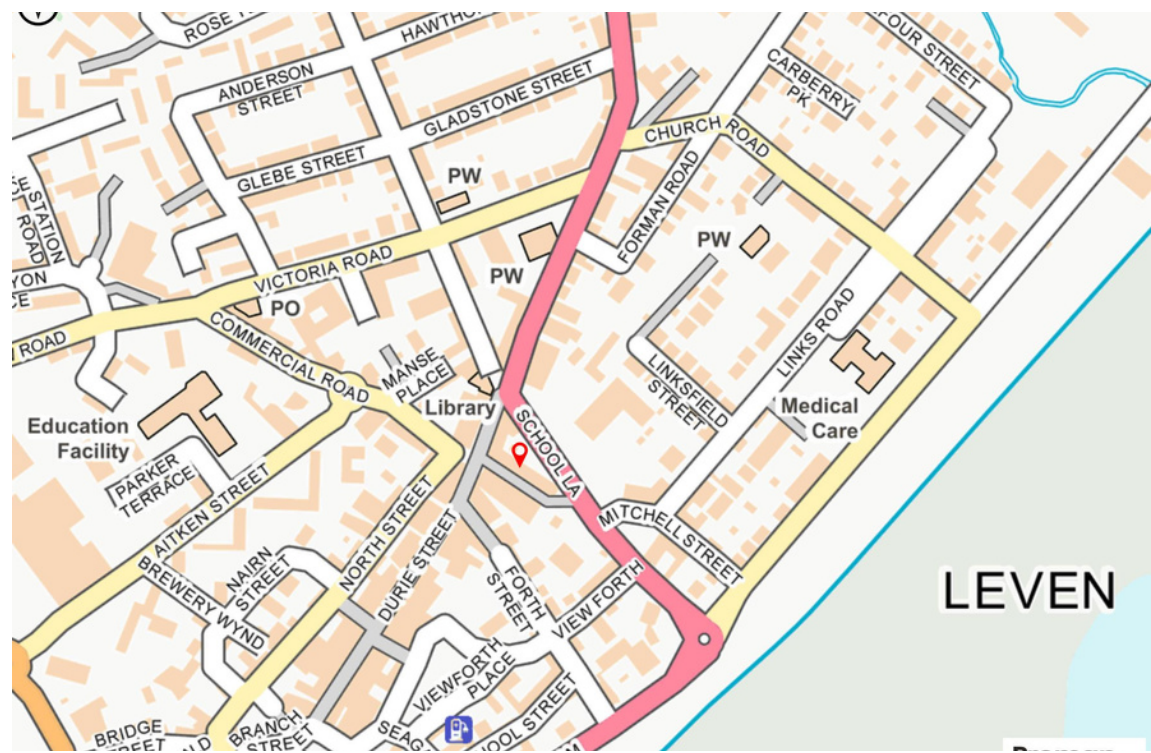
The property benefits from a large glazed frontage with single entrance door and roller shutters.

Internally the property comprises of a main retail area with rear storage and W.C.

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):

41.7m²/460ft²



PROPOSAL

Lease open to negotiation.

PLANNING

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

RATING

Current rateable value £4,600.

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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