



FALCONER

PROPERTY CONSULTANTS

**4 HIGH STREET,
LEVEN
KY8 4LZ**

TO LET

- LEASE FROM £20,000 PER ANNUM
- 2,300 FT²
- PRIME LOCATION
- SUITABLE FOR A VARIETY OF USES
- GOOD LEVELS OF NEARBY PARKING
- LOCATED OPPOSITE LEVEN BUS STATION
- CLOSE PROXIMATY TO NEW RAILWAY STATION (CURRENTLY UNDER CONSTRUCTION)



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 north western side of High Street at its junctions with Branch Street and Shore Head.

DESCRIPTION

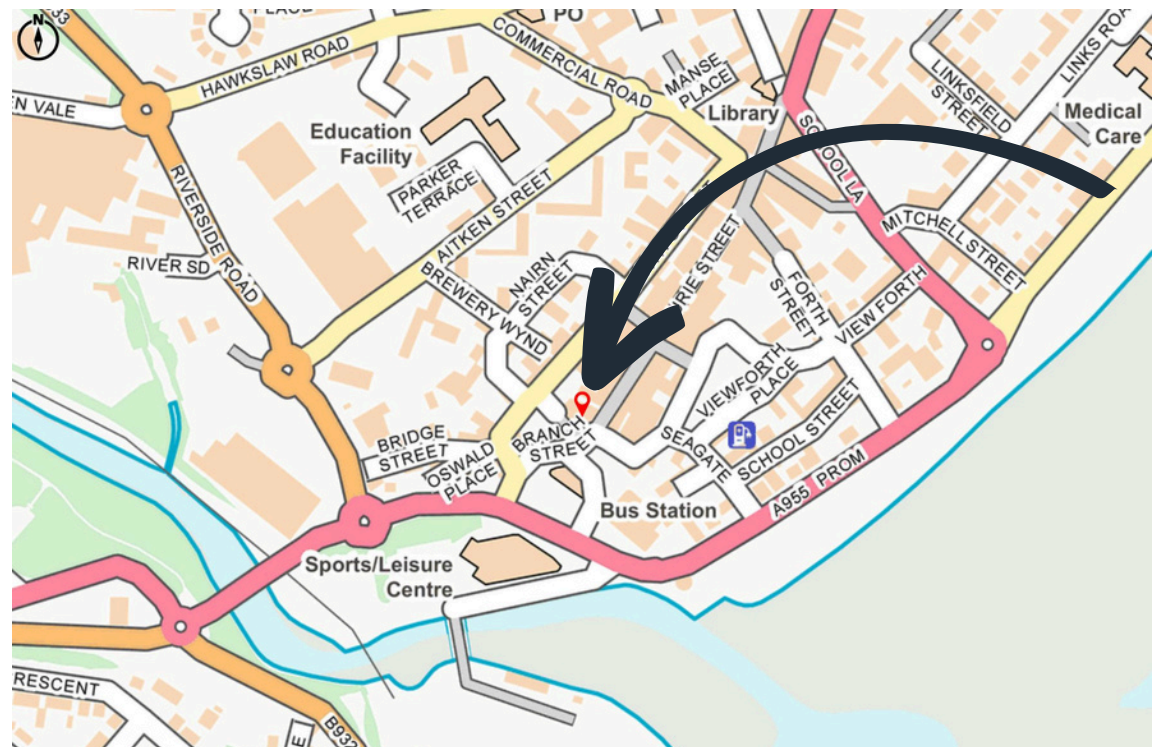
The subjects comprise a large ground floor retail unit within 3 storey and attic terraced building. The unit is in a prime location next to Leven Bus Station and close to the new railway station presently being built. There is also an extensive glazed frontage display with roller shutters.

Internally the unit comprises of a ground floor retail area with additional storage to the rear. There is also a first floor modern office with w/c facilities.

The property benefits from a rear roller shutter door for loading /unloading. The property benefits from private car parking spaces.

PROPOSAL

Lease from £20,000 per annum.



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):

214m²/2,300ft²

PLANNING

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

RATING

Rateable value £21,900.

EPC

A copy of the EPC is 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 or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.





DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published May 2024.



FALCONER

PROPERTY CONSULTANTS

**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

Colin Devine



MOBILE: 07775 863 688



PERTH: 01738 230 200



EMAIL: cdevine@falconerproperty.co.uk

www.falconerproperty.co.uk