



FALCONER

PROPERTY CONSULTANTS

**13B DURIE STREET,
LEVEN
KY8 4HA**

FOR SALE

- OFFERS OVER £170,000
- 1,180 FT²
- GOOD LEVELS OF PRIVATE PARKING
- PRIME LOCATION
- 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 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 within a single storey extension building of brick and rendered construction.

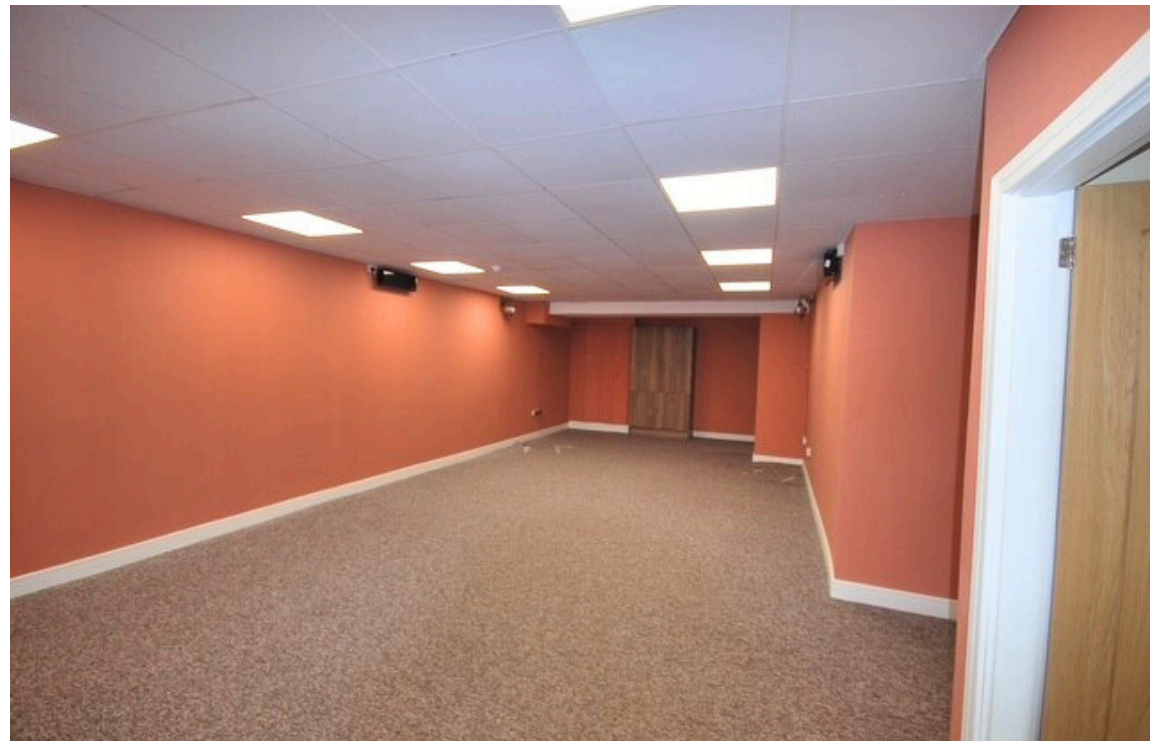
Internally the subjects comprise an entrance/reception area, large main office, inner hall, fully fitted kitchen, shower/w.c & disabled w.c facilities.

The property has recently undergone extensive refurbishment works including significant electrical works carried out. The property benefits from 3 phase power, CCTV and a fire alarm system.

Externally there is a substantial area of ground including parking for approximately 15 cars.

PROPOSAL

Offers over £170,000 are invited for the Heritable interest.



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):

110m²/1,180ft²

RATING

Rateable value £5,600.

PLANNING

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

EPC

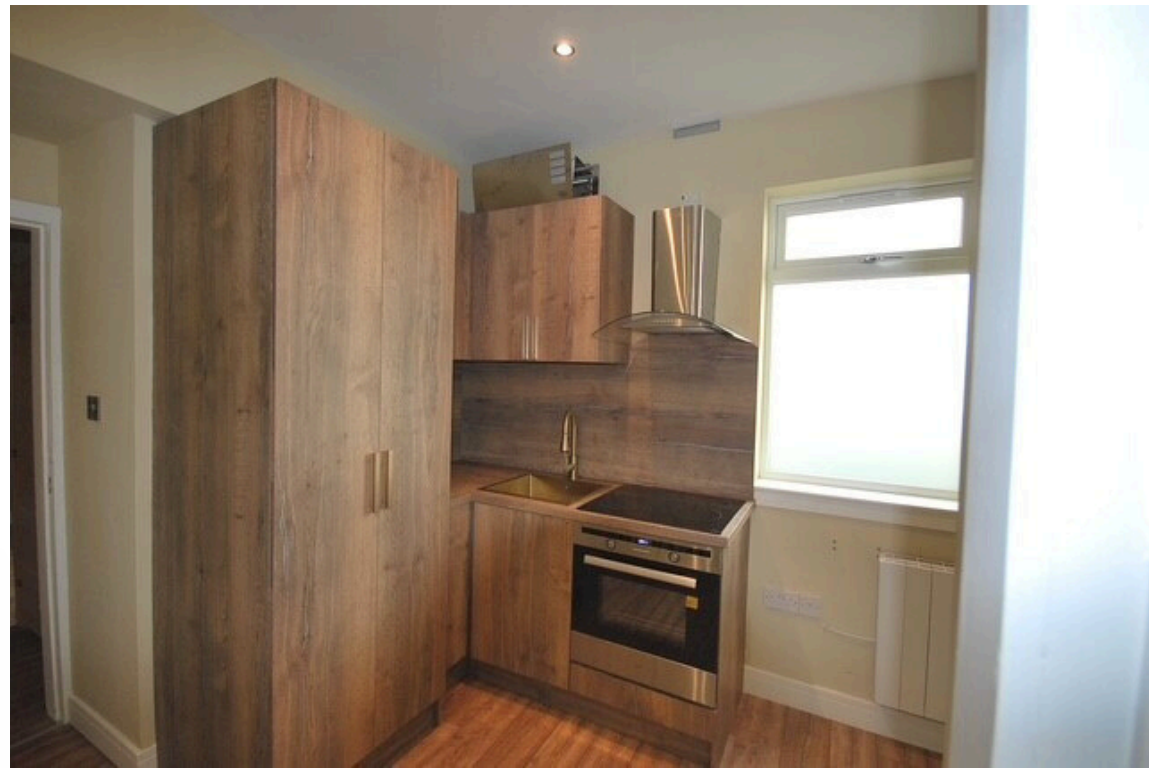
A copy of the EPC will be available upon request.

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 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 2025.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

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