



FALCONER

PROPERTY CONSULTANTS

**49 HIGH STREET,
LEVEN
KY8 4NE**

TO LET/MAY SELL

- LEASE FROM £10,400 PER ANNUM
- 2,020 FT²
- PRIME LOCATION
- SUITABLE FOR A VARIETY OF USES
- GOOD LEVELS OF NEARBY PARKING
- LARGE GLAZED FRONTAGE



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 south eastern side of High Street between its junctions with Forth Street and Shore Head.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a 2 storey mid-terraced building of brick construction.

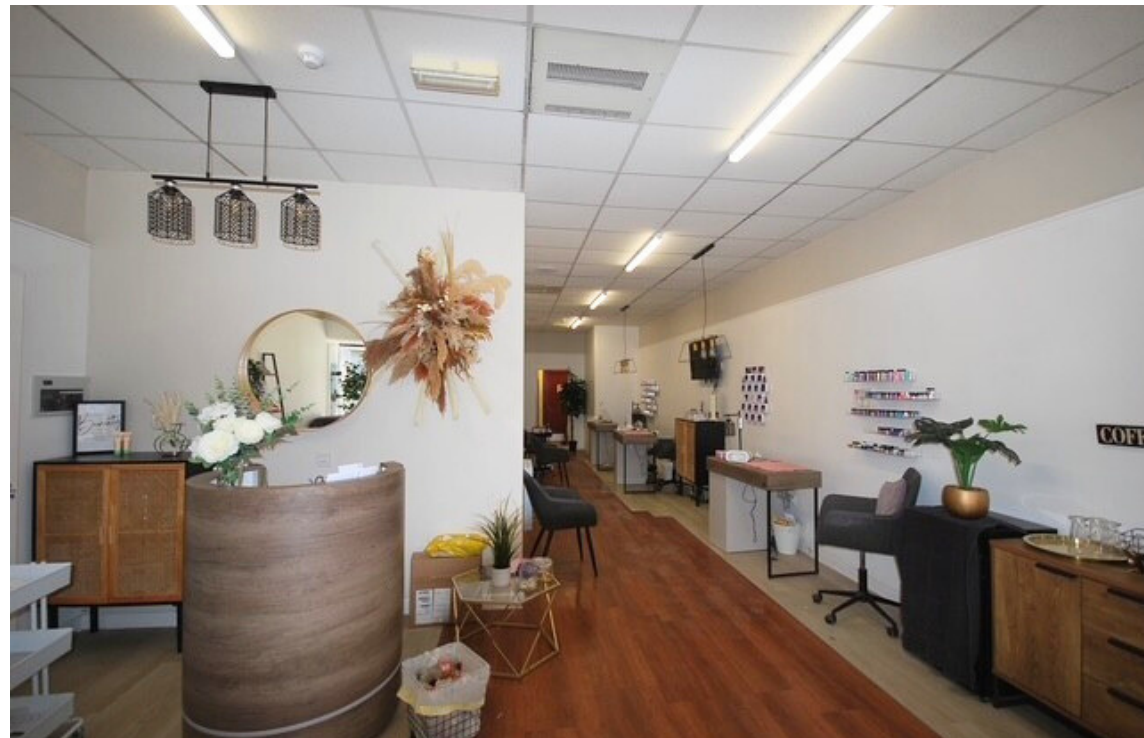
Internally the unit comprises of a front main retail area, 3 treatment rooms, basement and w.c facilities.

The property benefits from a large glazed frontage with central door access.

PROPOSAL

Lease from £10,400 per annum.

A sale will be considered and offers are invited.



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):

187.7m²/2,020ft²

PLANNING

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

RATING

Rateable value £12,000.

EPC

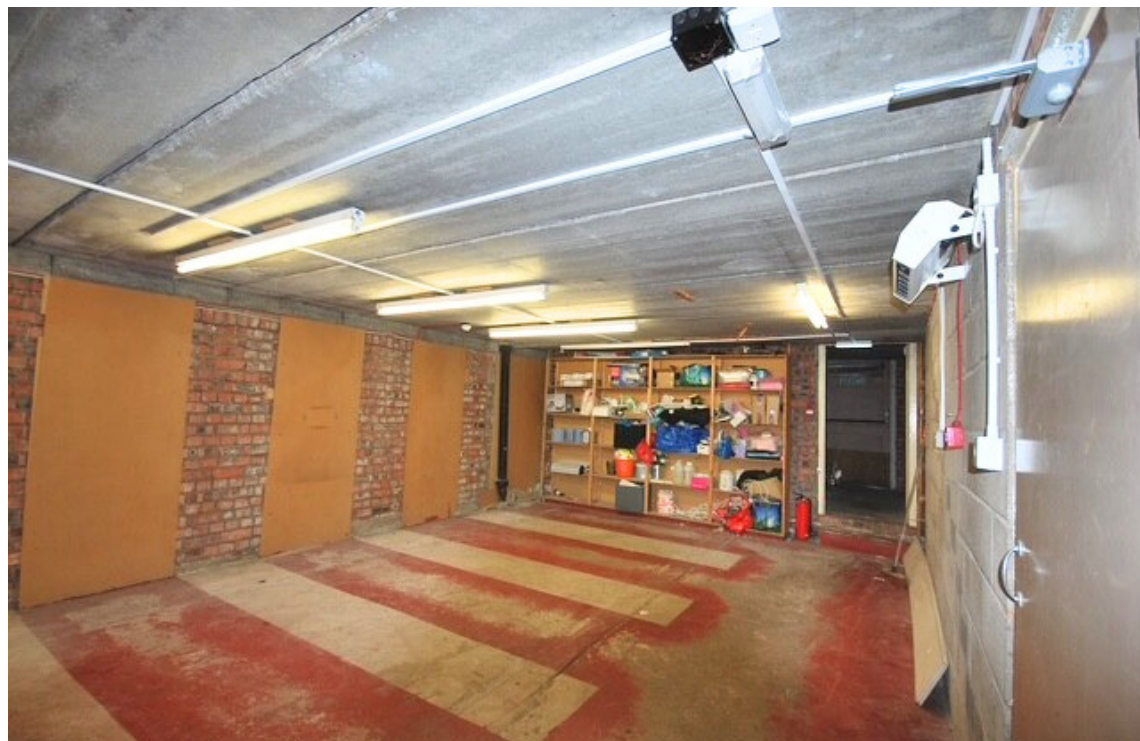
F.

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 October 2025.



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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

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