



FALCONER

PROPERTY CONSULTANTS

**343 METHILHAVEN
ROAD, METHIL
KY8 3HR**

TO LET/MAY SELL

- OFFERS INVITED FOR LEASE AND SALE
- 580 SQFT
- PRIME LOCATION
- SUITABLE FOR A VARIETY OF USES
- RECENTLY REFURBISHED TO A HIGH STANDARD
- LARGE GLAZED FRONTAGE



LOCATION

Methil is an eastern coastal town in Scotland. Famous for its High Street having the most pubs per mile in Scotland, it was part of its own barony in 1614 and also part of the former burgh of Buckhaven and Methil. It is situated within a continuous urban area described as Levenmouth.

Methil lies geographically between Largo Bay to the east and Wemyss Bay to the west. Previously an industrial maritime powerhouse of the region and once Scotland's greatest coal port, it is now redirecting itself towards a green energy future. The River Leven delineates Methil from adjacent towns.

The subjects are located on the north western side of Methilhaven Road between its junctions with Sea Road and Laburnum Road.

DESCRIPTION

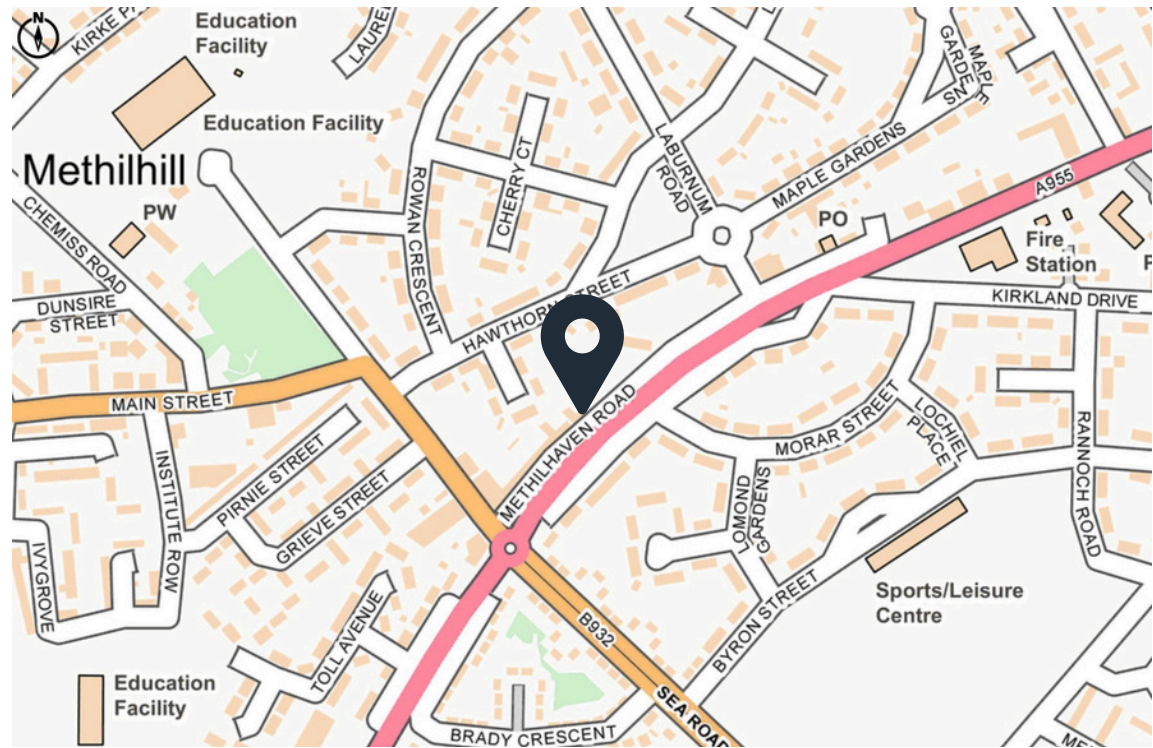
The subjects comprise a single storey end terraced retail unit of brick construction with a roughcast finish surmounted by a pitched and slated roof.

Internally the subjects comprise a main retail area, kitchen and w.c facilities. The property has recently been refurbished to a high standard and new insulated roof.

The property benefits from 3 designated parking spaces secured by a garden gate. The property also benefits from electric shutter access.

PROPOSAL

Offers are invited for the sale and lease of the property.



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):

53.8 sqm / 580 sqft

RATING

Rateable value £4,300.

PLANNING

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

EPC

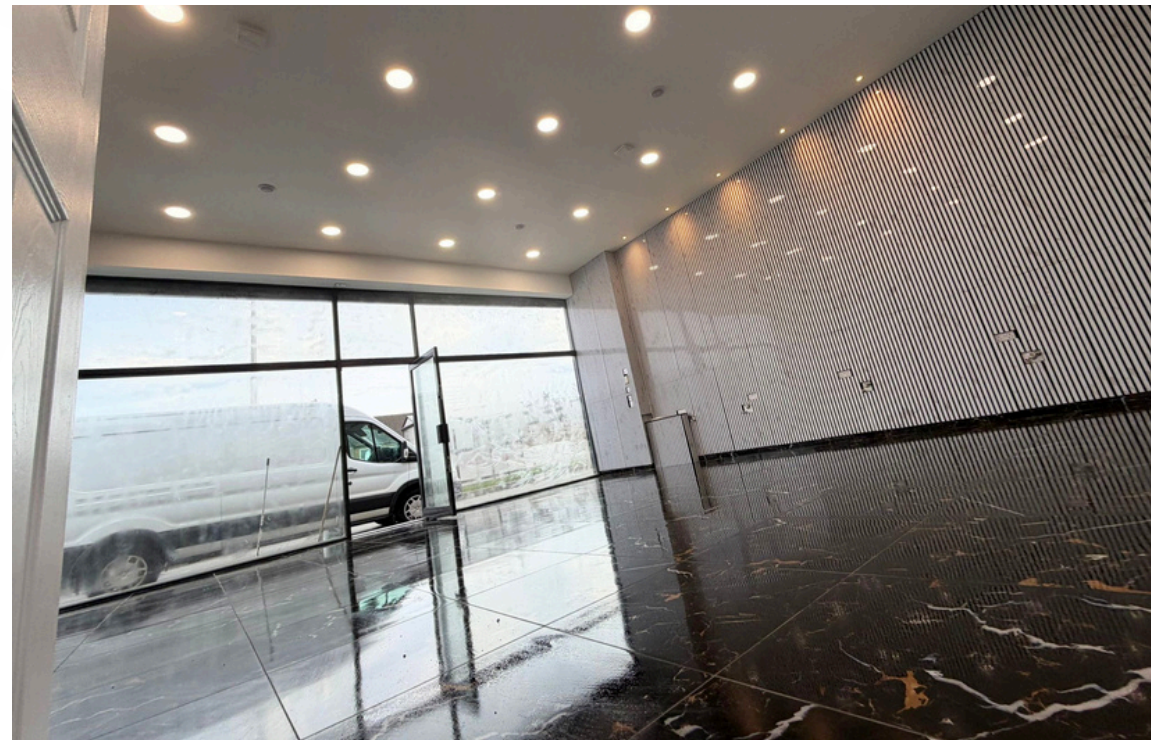
A copy of the EPC will be available upon request.

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 July 2026.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

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