

**REDUCED  
PRICE**



# TO LET

## RETAIL UNIT

Promenade, Leven, KY8 4PH

Detached Retail Unit

Gross Internal Area 198.75 sq m (2,053 sq ft)

Excellent Parking Provisions

Rent - £8,000 Per Annum Exclusive

**LOCATION:**

Leven is an expanding central Fife town situated on the north bank of the Firth of Forth 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.

The subjects are situated on the north side of the promenade with excellent views over the Forth and a good provision of free public car parking directly opposite. Neighbouring properties include a Farmfoods, Peacocks store together with residential houses.

The exact location is highlighted on the below plan.

**DESCRIPTION:**

The subjects comprise substantial retail premises arranged over the ground floor of a single storey and attic detached building of traditional brick construction and contained under a pitched and slated roof. The frontage incorporates large display windows together with double glazed entrance door providing good views across the Firth of Forth.

Internally the ground floor provides main retail area, rear retail area/storeroom, office, staff W/C and kitchenette.

**ACCOMMODATION:**

The premises have been measured in accordance with the RICS code of measuring practice 6th Edition. The floor areas are approximately as follows:

Ground floor 198.75 sq m (2,053 sq ft)

**RATING ASSESSMENT:**

From reference to the Scottish Assessors Association website, the subjects are noted to have a rateable value of £12,000.

**RENTAL:**

Offers of £8,000 per annum exclusive for a new full repairing and insuring lease.

**ENERGY PERFORMANCE CERTIFICATE:**

A copy of the Energy Performance Certificate (EPC) is available on request.

**VAT:**

All prices quoted are exclusive of VAT

**LEGAL COSTS:**

Each party will be responsible for paying their own legal cost incurred in this transaction.

**ENTRY:**

Upon completion of legal formalities.

**FURTHER INFORMATION:**

Strictly by contacting the sole letting agents

Tel number: 01383 604 100

Email: [margaret.mitchell@dmhall.co.uk](mailto:margaret.mitchell@dmhall.co.uk)

**VIEWING:**

Strictly by appointment with the agents.

**REFERENCE:**

ESA1424

**DATE OF PUBLICATION:**

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