

11 Durie Street



Retail



LEVEN

KY8 4EZ

**TO LET /
MAY SELL**

- PROMINENT LOCATION WITHIN TOWN CENTRE
- FLEXIBLE TERMS

11 Durie Street LEVEN

Location

Leven is situated in east central Fife and is a vibrant community encompassing the conurbations of Leven, Methil and Buckhaven.

The Levenmouth area has a population in the region of 30,000 persons and the nearby towns of Glenrothes and Kirkcaldy provide all main local facilities and amenities.

The property is within the Town Centre; Durie Street being a continuation of the main High Street.

A copy of the plan opposite highlights the location of the premises.

Description

The subjects comprise a retail Shop unit contained on the ground floor of a two storey and attic mid-terraced building of traditional stone construction with a pitched and slated roof.

Accommodation

The gross internal floor area extends to 62.3 sq m (670 sq ft) or thereby and is divided into Main Retail Area and Back Shop, Rear Store with Toilet.

Services

Public electricity and mains water supplies are laid on to the property whilst the drainage is, we understand, connected to the main sewer.

All prospective purchasers/tenants should satisfy themselves independently as to the standard and serviceability of all systems.

Rating Assessment

In accordance with the Scottish Assessors Association (www.saa.gov.uk), the subjects have been entered in the Valuation Roll with a Rateable Value of **£5,700**. The current Uniform Business Rate is £0.48p for 2018. Water and sewage are levied separately. For the Scottish Government leaflet please visit the website (www.scotland.gov.uk) and follow the appropriate links.

General Remarks

This is an excellent opportunity to acquire retail shop premises which are contained within the pedestrianised area of the Town Centre and close to established businesses.

Lease - flexible terms - available on application.

Sale - Offers invited.

VAT

Unless otherwise stated all prices quoted are exclusive of VAT.

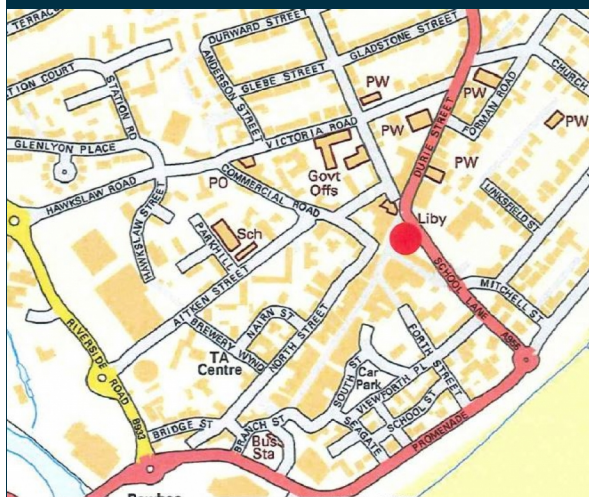
Prospective purchasers/tenants must satisfy themselves independently as to the incidence of VAT in respect of any transactions.

Cost

Each party will be responsible for their own legal costs incurred with the lease with the ingoing tenant being responsible for any stamp duty, tax and registration fees etc.

EPC - available on request

TO LET / MAY SELL Retail



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Colin Devine - Tel: 07803 896927

Email: Colin.Devine@g-s.co.uk



CONTACT

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IMPORTANT NOTICE:

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham & Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham & Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

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