

**TO LET**  
RETAIL/OFFICE

**GRAHAM  
SIBBALD**



**38 High Street, Leven, KY8 4LZ**

- Modern office/retail unit available
- Substantial recent refurbishment
- 1,450 sq ft (134.71 sq m)
- P.O.A

## LOCATION

Leven is a seaside town located within the Fife region of Scotland. Fife is a large geographical area with Leven being located to the eastern and south side, around 35 miles north-east of Edinburgh and 20 miles south of Dundee. Leven has a population of around 9,420 attracting many commuters being easily accessible for inhabitants of the Central Belt.

The subjects are located towards the south side of Leven's High Street, on its northern side and benefits from a prominent corner return onto the pedestrianised parts.

The High Street runs parallel to North Street and South Street and houses many local and national covenants including New Look, Poundland and Iceland supermarket.

## DESCRIPTION

The subjects comprise an end-terraced retail/office unit set within a two-storey building of brick/block construction surmounted by a flat platform roof.

Internally, the accommodation has benefitted from substantial refurbishment and is arranged to provide a spacious open plan main retail/office area with kitchen, storage

areas and toilet facilities located to the rear side.

The subjects benefit from a large glazed return frontage. Access is achieved via an aluminium framed, glazed pedestrian door located to the western side of the frontage.

## ACCOMMODATION

The subjects have been measured in accordance with the RICS code of Measuring Practice 6th edition on a Net Internal Area basis:

Floor	SQM	SQFT
Ground	134.71	1,450

## RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £18,000.

## RENT

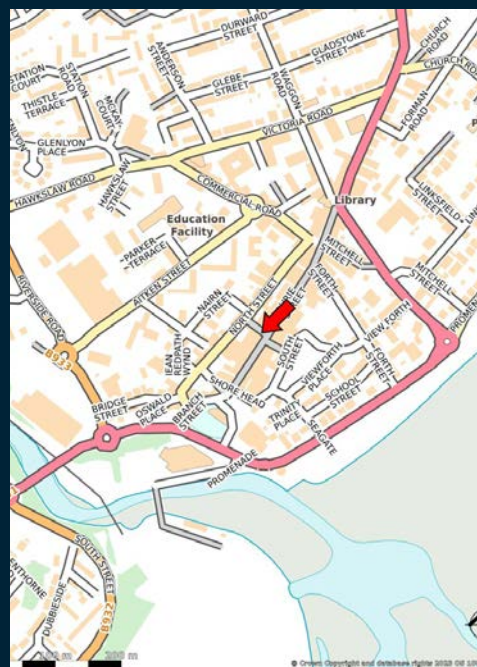
P.O.A

## LEGAL COSTS + VAT

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

## EPC

EPC will be available on request.



To arrange a viewing please contact:



**Duncan Fraser**

Associate

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## IMPORTANT NOTICE

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.
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