



**RETAIL AND
OFFICE**

DM HALL
CHARTERED SURVEYORS



TO LET

RETAIL AND OFFICE PREMISES

63 High Street, Leven, KY8 4NF

Retail and Office Premises

Ground, First and Second Floor Accommodation

Prominent High Street location

Excellent Retail Frontage

Possible sub division of ground and upper floors

Offers in the region of £17,000 per annum exclusive



dmhall.co.uk

Commercial Department
27 Canmore St, Dunfermline KY12 7NU
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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 well located in a prominent position on the primary High Street, within an area of considerable passing footfall and trade. A number of national occupiers are located nearby and these include Costa Coffee, Greggs, Poundstretcher, Bank of Scotland and Ladbrokes.

The approximate location of the subjects is shown on the appended plan.

**DESCRIPTION:**

The subjects comprise retail and office premises arranged over the ground, first and second floors of a three storey, mid-terraced building of traditional stone and slate construction.

The retail frontage to High Street comprises a aluminium/glazed entrance door together with full height aluminium/glazed display windows.

Internally, the subjects are arranged to provide a main, open plan retailing area to the ground floor together with appropriate staff and ancillary areas.

Access to the upper floors is provided via an internal stairwell. The first and second floor accommodation provides a range of open plan and cellular office accommodation incorporating staff kitchen and toilet facilities.

Consideration may be given to the letting of the ground and upper floors separately dependent upon the tenant covenant and lease terms on offer.

ASSESSMENT:

Having regard to the Scottish Assessors' website (www.saa.gov.uk) we note that the premises are entered into the current Valuation Roll as follows:

Rateable Value: £11,400

From the 1st April 2017 the Small Business Bonus Scheme was amended to reflect 100% reduction on under £15,000 (subject to the necessary criteria), ultimately leading to a full 100% discount for this property.

The Unified Business Rate for the financial year 2018/2019 is 48 pence.

ACCOMMODATION:

We calculate that the subjects extend to the following net internal areas:-

Ground Floor	- 63.91 sq.m (690 sq.ft)
First Floor	- 43.58 sq.m (470 sq.ft)
Second Floor	- 56.23 sq.m (605 sq.ft)

The abovementioned sizes have been calculated for agency purposes only and should be used for no other purpose whatsoever.

RENTAL OFFERS:

Offers in the region of £17,000 per annum exclusive are invited.

LEASE TERMS:

The subjects are offered on standard Full Repairing and Insuring terms for a period to be negotiated, incorporating rent reviews at appropriate intervals.

VAT:

All figures quoted are exclusive of VAT if applicable.

ENTRY:

Entry can be given on completion of missives.

VIEWINGS:

All viewings must be accompanied and arranged via the Marketing Agents.

ENERGY PERFORMANCE CERTIFICATE:

A copy of the EPC is available on request.

REFERENCE:

ESA1747

DATE OF PUBLICATION

March 2020

CONTACT

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IMPORTANT NOTE

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