

CO-OPERATIVE SOCIETY

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221B





OPENING HOURS

Mon 10am - 9pm  
Tue 10am - 9pm  
Wed 10am - 9pm  
Thur 10am - 10pm  
Fri 10am - 10pm  
Sat 10am - 9pm  
Sun 12pm - 6pm

ALLURE CO  
HAIR & B

## TO LET - RETAIL

221B HIGH STREET,  
LESLIE, FIFE  
KY6 3AZ

-  Prominent town centre location
-  Suitable for a variety of uses
-  Net Internal Area 76.10 sq m (819 sq ft)
-  Rent offers over £7,500 per annum exclusive

**LOCATION:**

Leslie is a well-established, small to medium size town in South Central Fife, with a population of 3,000 people. The village has its history in industrial activities based around the River Leven, however now acts as a dormitory town for larger centres such as Glenrothes.

Leslie benefits from having a good mix of retail, restaurants and public houses as well as community facilities. Leslie is also serviced by good public transport making it a popular commuter destination.

The subjects are situated on the north side of the High Street in a relatively prominent location. High Street is the main retail thoroughfare within the village with a variety of local and national shops being situated nearby, such as Baynes the bakers, Keystore and hair/beauty salons.

The location of the property is shown on the appended plan:

**DESCRIPTION:**

The subjects comprise of a retail unit contained on the ground floor of a two-storey building of traditional stone construction beneath a pitched and slate roof. There are a number of projections to the rear, these being formed in brick materials, partly roughcast beneath a flat platform roof.

The subjects have a large detail style frontage directly on to High Street incorporating two plate glass display windows with double leaf timber and glazed entrance door.

Internally, the subjects provide a generous retail space, which could be easily fitted for a variety of purposes.

**ACCOMMODATION:**

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

76.10 sq m (819 sq ft)

**RATEABLE VALUE:**

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,600 per annum. It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

**LEASE TERMS:**

Rental offers over £7,500 per annum exclusive

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

**VAT:**

All prices quoted are exclusive of VAT which maybe chargeable.

**LEGAL COSTS:**

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

**ENTRY:**

Upon completion of legal formalities.

**FURTHER INFORMATION:**

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP  
27 Canmore Street  
Dunfermline  
KY12 7NU

Tel: 01383 604 100 (Agency Department)

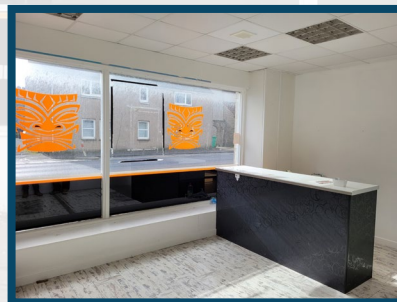
EMAIL: lois.paterson@dmhall.co.uk,  
fifeagency@dmhall.co.uk

**VIEWING:**

Strictly by arrangement with the agents.

Ref: ESA3008

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**IMPORTANT NOTE**

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