



FALCONER

PROPERTY CONSULTANTS

**322 HIGH STREET,
LESLIE,
KY6 3AZ**

TO LET/FOR SALE

- LEASE FROM £15,000 PER ANNUM
- OFFERS OVER £150,000
- 1,430FT²
- HIGH LEVELS OF PASSING TRADE
- GOOD LEVELS OF NEARBY PARKING
- READY FOR IMMEDIATE OCCUPATION
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)



LOCATION

Leslie is a large village and parish on the northern tip of the River Leven Valley, to the west of Glenrothes in Fife. According to the population estimates (2006), the village has a population of 3,092.

Leslie is a linear settlement with the historic high street as its main focus. A large proportion of housing in Leslie is traditional however there are concentrations of more contemporary housing in the west of the village. The high street contains a number of community facilities including shops, pubs, restaurants and a dentist.

The subjects are located on the southern side of the High Street between its junctions with Norman Place and Seath Court.

DESCRIPTION

The subjects comprise a ground floor retail unit within part of a 2 storey stone building and part single storey building.

Internally the property comprises of a large front retail space with a rear back shop, storage area and W.C.

The unit has recently undergone extensive renovation works with some still to be completed.

PROPOSAL

Lease from £15,000 per annum.

Offers in the region of £150,000 are invited for the Heritable (freehold) interest of the property.



FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

7133m²/1,430ft²

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Fife Council Planning Department.

RATING

Rateable value £10,000.

EPC

B.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.



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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

COLIN DEVINE



MOBILE: 07775863688



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DISCLAIMER

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