

# TO LET

## PRIME RETAIL PREMISES

### 68 HIGH STREET, LEVEN, KY8 4NA



**Net Internal Area 172 sq m (1,853 sq ft)**

## **LOCATION**

Leven lies in the Fife Region approximately 35 miles north east of Edinburgh and 23 miles south west of Dundee. Kirkcaldy lies some 9 miles to the west with St. Andrews 12 miles to the north east. Leven is situated on the A92 East Fife trunk road which links with the M90 Edinburgh/Perth motorway to the west, connecting with the majority of towns in Fife. The town has a residential population of approximately 30,000 people in combination with Methil and Buckhaven. The town is also served by the main East Coast railway line.

The premises are situated in an excellent location on the north side of the High Street in the pedestrianised section close to the junction with Forth Street and Durie Street. Public car parks are situated close by at Forth Street (60 spaces) and Mitchell Street (40 spaces). Surrounding occupiers include Mackays, HBOS, Ladbrokes and Greggs the Baker.

## **DESCRIPTION**

The property comprises a double windowed shop with central entrance door, having a modern frontage with electric roller shutter doors. Internally the accommodation comprises a front sales area with rear staff/storage accommodation. Additional access/loading facilities are available to the rear from North Street.

## **ACCOMMODATION**

The property subjects have been measured in accordance with the RICS code of Measuring Practice and we would estimate the areas and dimensions as following:

Gross Frontage:	10.87 m	35 ft 8
Net Frontage:	9.41m	30 ft 10
Front Shop :	83 sq m	893 sq ft
Staff / Stores:	<u>89.25 sq m</u>	<u>961 sq ft</u>
<b>TOTAL:</b>	<b>172 sq m</b>	<b>1,853 sq ft</b>

## **TERMS**

Rental offers in excess of **£41,000 per annum** are sought.

## **RATES**

We understand the property is entered in the Valuation Roll with a Rateable Value of :- £27,000.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs. Any ingoing tenant will be responsible for any Stamp Duty Land Tax, Registration dues and VAT thereon.

## **FURTHER INFORMATION**

For further information and viewing arrangements please contact:

Chris Paterson or Keith Burns ([cp@bap.co.uk](mailto:cp@bap.co.uk) or [kb@bap.co.uk](mailto:kb@bap.co.uk))

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