

DM HALL

For Sale

Retail with Storage

10 Bridge Street,
Leven KY8 4NN



Retail
126.70 SQ M
1,364 SQ FT

Storage
32.52 SQ M
350 SQ FT

Property Details

- Good quality ground floor retail unit plus additional storage
- Suitable for a variety of uses
- Qualifies for 100% rates relief
- Extends to 126.70 SQ M/1,364 SQ FT plus storage (32.52 SQ M/350 SQ FT)
- Offers in the region of £75,000

LOCATION:

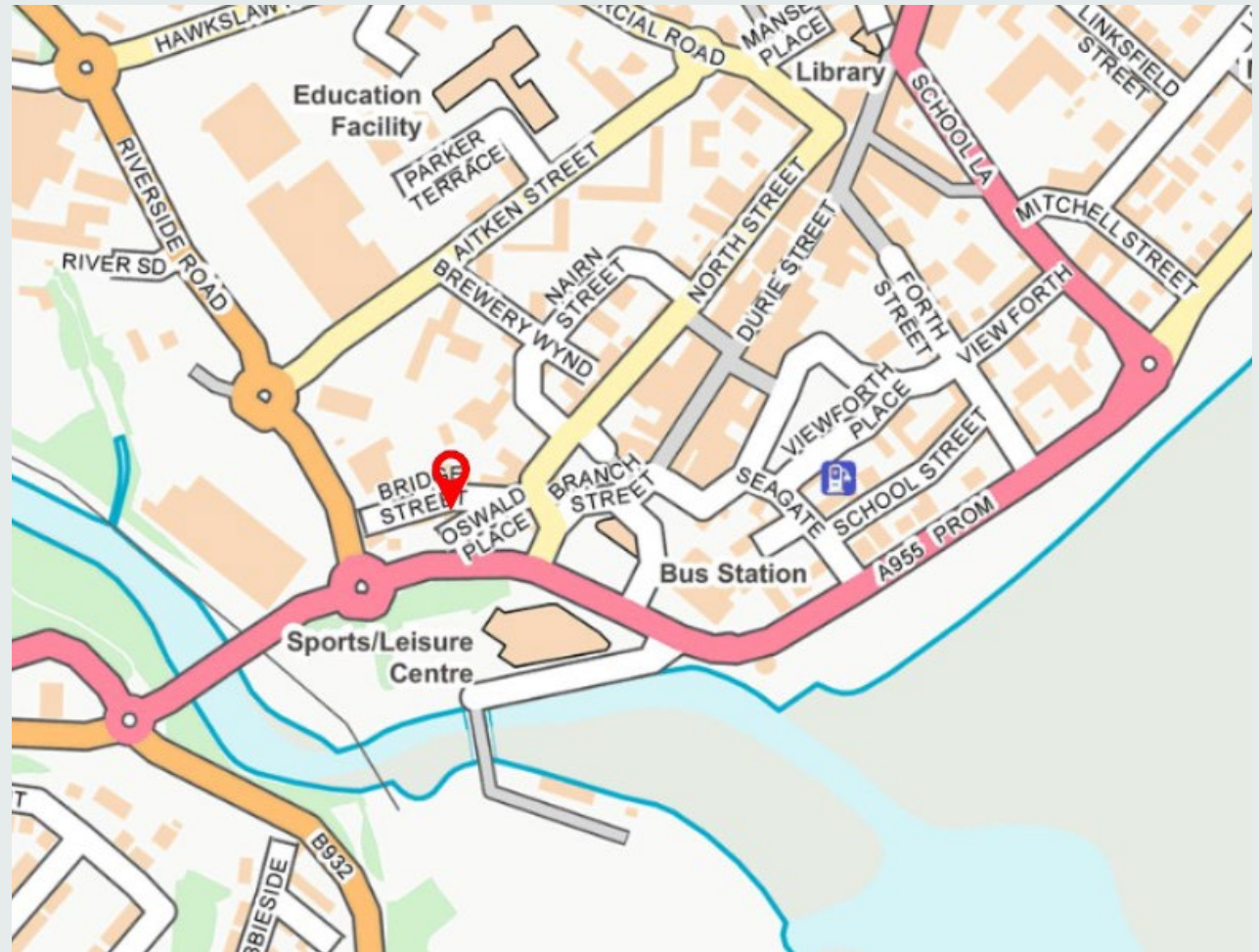
Leven is a central Fife town situated on the north bank of the Firth of Forth, approximately 10 miles north-east of Kirkcaldy. The town is the main commercial centre for the Levenmouth area, which includes a number of smaller towns and villages such as Buckhaven, Methil, Kennoway and Windygates. The town provides the usual range of amenities and facilities with the nearby local centres of Kirkcaldy and Glenrothes both within easy driving distance.

The property is situated on the south-east side of Bridge Street, a few hundred yards from Leven Bus Station, Levenmouth Swimming Pool and the main promenade. The surrounding properties are predominantly retail and nearby occupiers include Sainsbury's, Halfords, McDonalds, Iceland and B&Q.

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

DESCRIPTION:

The property comprises a mid-terrace retail unit and forms part of a two-storey building of traditional stone construction. Internally, the property is laid out to provide an open plan sales/retail area to the front, which benefits from a traditional double window display facing on to Bridge Street. There is a separate workspace at the rear of the shop, with a sink, WC and back door access to Oswald Place. There is also a large store/workshop at the rear of the shop, which has a concrete floor. The unit is presented to a high standard.



Property Details

There is a separate additional storage next door on Oswald Place, which requires complete refurbishment.

ACCOMMODATION & FLOOR AREAS :

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

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground floor retail		126.70	1,364
Additional	Oswald Place	32.52	350
Total		159.22	1,714

ENERGY PERFORMANCE:

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

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,300 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

SALE PRICE:

Offers in the region of £75,000 are invited for the benefit of our client's interest.

LEGAL COSTS:

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

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

DM HALL



Regulated by
RICS

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents
Lois Paterson at DM Hall:-

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

Strictly by contacting the sole selling agents

Lois Paterson

fifeagency@dmhall.co.uk

DM Hall LLP

27 Canmore Street
Dunfermline KY12 7NU

01383 604 100 (Agency Department)

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.