

# FOR SALE

## RETAIL UNIT

PROMINENT LOCATION ON  
PROMENADE

UP TO 100% RATES RELIEF

202.83 SQ.M. (2,183 SQ.FT.)

SUITABLE FOR A VARIETY OF  
USES (SUBJECT TO LOCAL  
AUTHORITY CONSENT)

OFFERS OVER £110,000



VIDEO TOUR



WHAT 3 WORDS



“WEST END”, PROMENADE, LEVEN, KY8 4PH

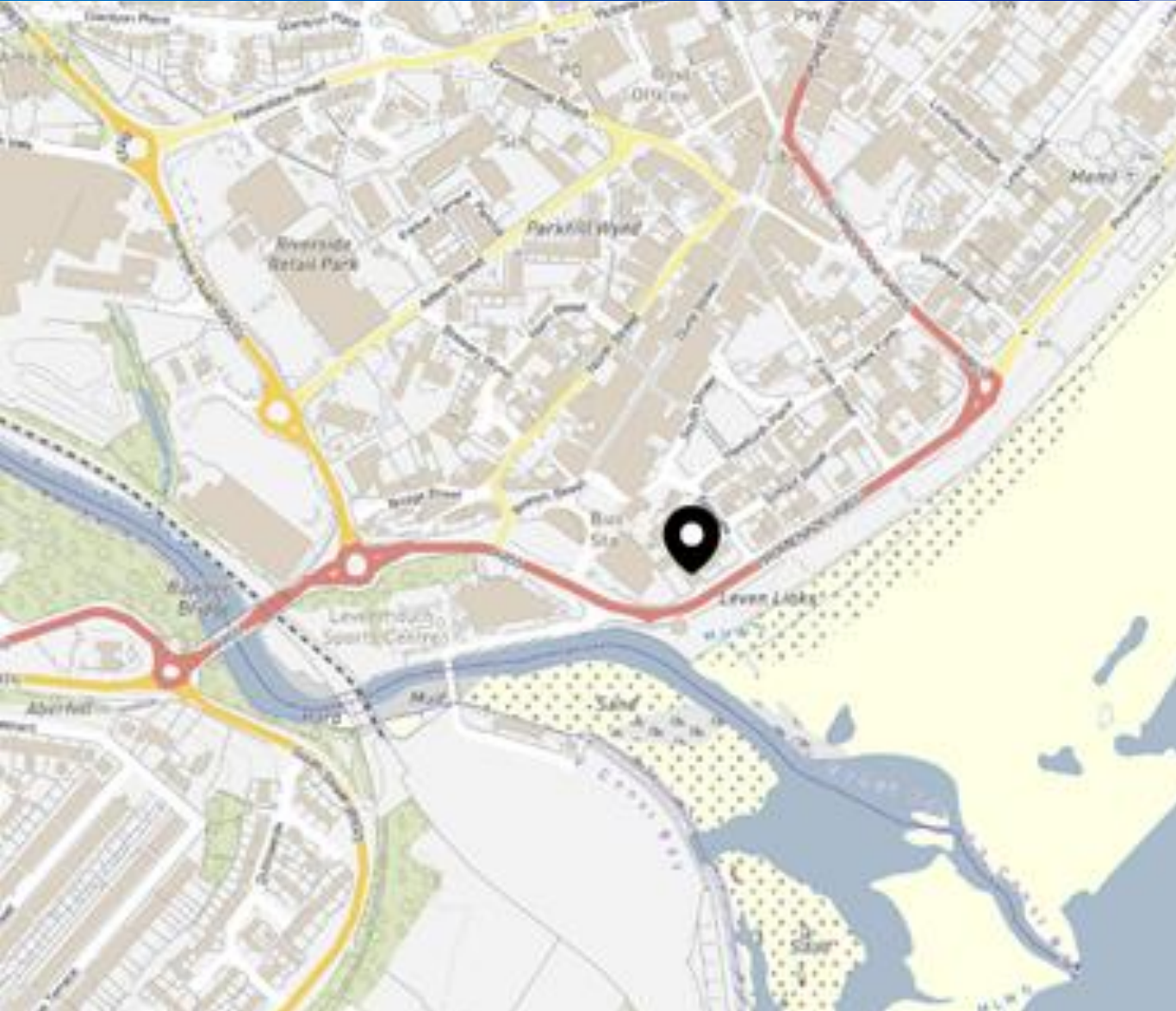
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# Location

"WEST END", PROMENADE, LEVEN, KY8 4PH



## LOCATION

Leven is an expanding central Fife town situated on the north bank of the Firth of Forth approximately 10 miles northeast 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 situated on the north side of the promenade with excellent views over the Forth and a good provision of free public car parking directly opposite.

Neighboring properties include Levenmouth Leisure Centre, Farmfoods, Peacocks together with a number of private residential dwellings. The main bus station is also nearby.

## Description



FIND ON GOOGLE MAPS





# Description

"WEST END", PROMENADE, LEVEN, KY8 4PH

## DESCRIPTION

The subjects comprise substantial retail premises arranged over the ground floor of a single storey and attic detached building of traditional brick construction and contained under a pitched and slated roof.

The frontage incorporates large display windows together with double glazed entrance door providing good views across the Firth of Forth.

Internally the ground floor provides main retail area, rear retail area, storeroom, office, staff W/C and kitchenette.

The subject benefits from excellent parking provision with free parking opposite on Promenade.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	202.83	2,183
<b>Total</b>	<b>202.83</b>	<b>2,183</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





# The Detail

"WEST END", PROMENADE, LEVEN, KY8 4PH

## PRICE

Our client is seeking offers over £110,000 for their heritable interest.

## PLANNING

The subjects were previously utilised as class 1A retail premises.

All interested parties should make their own enquiries with regards planning to the local authority planning department at Fife Council.

## RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of £8,400.

The subjects therefore qualify for up to 100% small business rates relief. (subject to eligibility).

The Unified Business Rate for 2025/2026 is 49.8p exclusive of water and sewerage.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## VAT

Prices are quotes exclusive of VAT which may be applicable.

## LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Gavin Russell**

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**Shepherd Chartered Surveyors**

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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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