

- > FORMER BINGO AND CINEMA PREMISES SUITABLE FOR VARIETY OF USES SUBJECT TO PLANNING
- > TOWN CENTRE LOCATION
- > OFFERS OVER £100,000
- > GROSS AREA CIRCA 700 SQ.M (7550 SQ.FT)
- > CATEGORY 'C' LISTED

**FOR SALE**

**17-19 COMMERCIAL ROAD, LEVEN, KY8 4LE**

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## LOCATION

Fife is a coastal area of Scotland situated between the Firth of Tay and the Firth of Forth with inland boundaries to Perth and Kinross and Clackmannanshire. Fife is Scotland's third largest Local Authority area by population with a resident population of just under 360,000 and is dominated by the three principal towns of Dunfermline, Kirkcaldy and Glenrothes.

Leven is an expanding coastal town on the shores of the Firth of Forth and forms part of the Levenmouth area which has a resident population in the region of 25,000 persons.

There are good road links to the area with the A92 link road approximately 12 km (7.5 miles from the subject property). This link provides dual carriageway access to the Scottish motorway network.

There is also a regular bus service to the area and surrounding centres of employment. The Levenmouth rail link is also currently under construction.

The town of Leven provides good transport, shopping and educational facilities.

The subjects occupy a prominent corner position within the town centre. This is a mixed commercial and residential location a short distance from the pedestrianised High Street.

Good on street and public car parking facilities are available within the vicinity.

## DESCRIPTION

The subjects comprise a former bingo hall and most recently a cinema which is Category 'C' Listed. The property was understood to have been originally constructed in 1922. It is of brick construction, roughcast externally and with pitched roofs clad in slate.

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	421.19	4,534
First Floor	247.67	2,666
Mezzanine	16.55	178
Mezzanine	16.19	174
<b>TOTAL</b>	<b>701.60</b>	<b>7,552</b>

## EPC

Awaiting further details.

## TERMS

Our client is seeking offers in excess of £100,000 for their heritable interest.

## LEGAL COSTS

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







## VAT

VAT is applicable.

## MONEY LAUNDERING

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 and 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.

## VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agent.



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

**Shepherd Chartered Surveyors** 11 Wemyssfield, Kirkcaldy, KY1 1XN T: (01592) 205442  
Jonathan Reid – j.reid@shepherd.co.uk

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