

# INVESTMENT FOR SALE

## Dental Premises with Car Parking

Let to Clyde Dental Practice Ltd  
until 5<sup>th</sup> July 2029

Annual Rent - £19,970.36

Well presented dental  
accommodation with private  
parking.

Newly opened railway station in  
Leven.

Net Area – 175 sq.m (1,884 sq.ft)

Offers in excess of  
£230,000



VIDEO TOUR



WHAT 3 WORDS

UNIT 1, BANBEATH COURT, BANBEATH INDUSTRIAL ESTATE, LEVEN, KY8 5GY

CONTACT: Jonathan Reid – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) | 01382 878005 [shepherd.co.uk](http://shepherd.co.uk)







## Location

UNIT 1, BANBEATH COURT, BANBEATH INDUSTRIAL ESTATE, LEVEN, KY8 5GY



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 has got the third largest Local Authority area by population with a resident population of just under 360,000 and is dominated by the 3 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 town of Leven provides good transport, shopping and educational facilities. A new rail station linking Leven with the regional railway network has now opened.

## Description



FIND ON GOOGLE MAPS



# Description

UNIT 1, BANBEATH COURT, BANBEATH INDUSTRIAL ESTATE, LEVEN, KY8 5GY



The building is of brick/block construction harled externally and with pitched concrete tiled roofs over. There is mono block surfaced car parking directly outside.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Dental Surgery premises	175	1,884
<b>TOTAL</b>	<b>175</b>	<b>1,884</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).



## Price

Our client is inviting offers in excess of £235,000 for their heritable interest. A purchase at this price would reflect a net initial yield of 8.50%

## Tenancy Details

Let to Clyde Dental Practice Ltd until 5<sup>th</sup> July 2029 at £19,970.36 per annum.

## Rateable Value

£17,000

## Energy Performance Certificate

Available upon request

## VAT

All figures are quoted exclusive of VAT.

## Legal Costs

Each party will to bear their own legal costs in connection with the sale of the property.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE JANUARY 2025

## Get in Touch

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



**Jonathan Reid**

[j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)

### Shepherd Chartered Surveyors

13 Albert Square, Dundee, DD1 1XA

t: 01382 878005



### 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.

[shepherd.co.uk](http://shepherd.co.uk)

