

# FOR SALE

## Ground Floor Retail Premises

Prominent central location with  
new rail link serving Leven

Suitable for a variety of uses

Potential to sub-divide

Gross Area – 307.8 sq.m (3,313  
sq.ft)

Offers in excess of £120,000



VIDEO TOUR



WHAT 3 WORDS

9 SHOREHEAD, LEVEN, KY8 4NR

CONTACT: Jonathan Reid – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) | 01592 205442 [shepherd.co.uk](http://shepherd.co.uk)

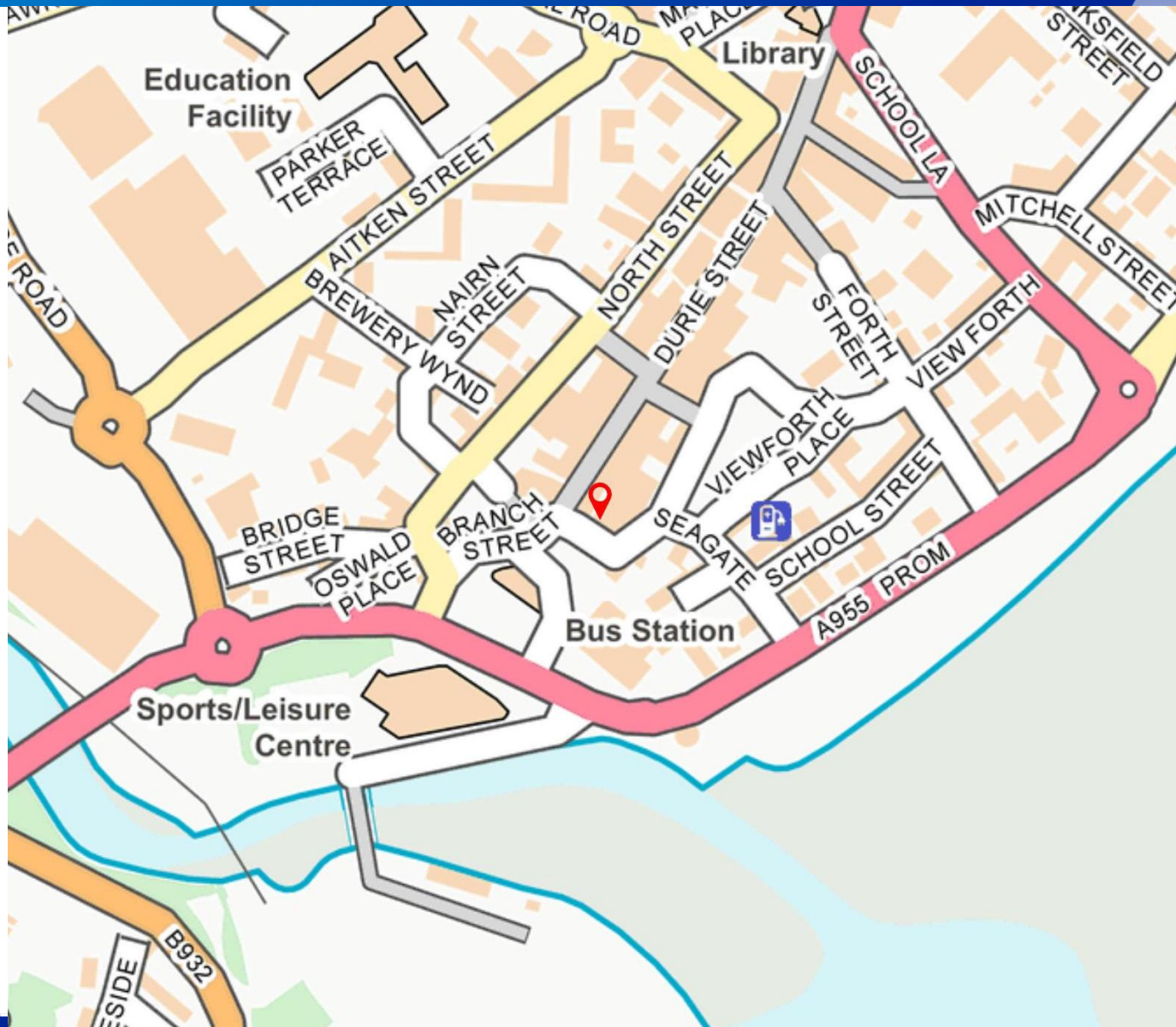






# Location

7-9 SHOREHEAD, LEVEN, KY8 4NR



## 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 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.

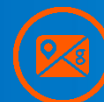
Leven is an expanding coastal town on the shores of the Firth of Forth and forms part of the Levenmouth area which has a resident population in the region of 25,000 persons.

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 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.

The subjects are in a prominent and central location of Leven adjacent to several national and local retailers.



FIND ON GOOGLE MAPS



# Description

7-9 SHOREHEAD, LEVEN, KY8 4NR



## Description

The subjects comprise a ground floor retail unit forming part of a three-storey building on Shorehead.

It is currently arranged as an amusement arcade which extends to the rear with separate access from Seagate.

The property would be suitable for a variety of alternative retail uses and with 2 separate access points could be sub-divided.

They benefit from a public car park located within its immediate vicinity.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor		
Retail	307.81	3,313
<b>TOTAL</b>	<b>307.81</b>	<b>3,313</b>

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





## Price

Our client is inviting offers in excess of £120,000 for their heritable interest.

## Rateable Value

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Rateable Value: £17,600

The Unified Business Rate for the financial year 2025/2026 is 49.8 pence exclusive of water and sewerage

## 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/letting of the property.



## 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**

11 Wemyssfield, Kirkcaldy, KY1 1XA

t: 01592 205442



### 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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