

# TO LET

## RETAIL PREMISES

CORNER UNIT ON BUSY  
THOROUGHFARE

ON STREET PARKING  
NEARBY

100% RATES RELIEF  
AVAILABLE

NIA : 80.0 SQ M  
(861 SQ FT)

RENTAL OFFERS  
OVER £8,400 P.A.



VIDEO TOUR



WHAT 3 WORDS



**23 LEVEN ROAD, LUNDIN LINKS, LEVEN, KY8 6AQ**

CONTACT: Gavin Russell | [g.russell@shepherd.co.uk](mailto:g.russell@shepherd.co.uk) | 01382 878005

Jamie Hutcheon | [jamie.hutcheon@shepherd.co.uk](mailto:jamie.hutcheon@shepherd.co.uk) | 01382 878005 | [shepherd.co.uk](http://shepherd.co.uk)

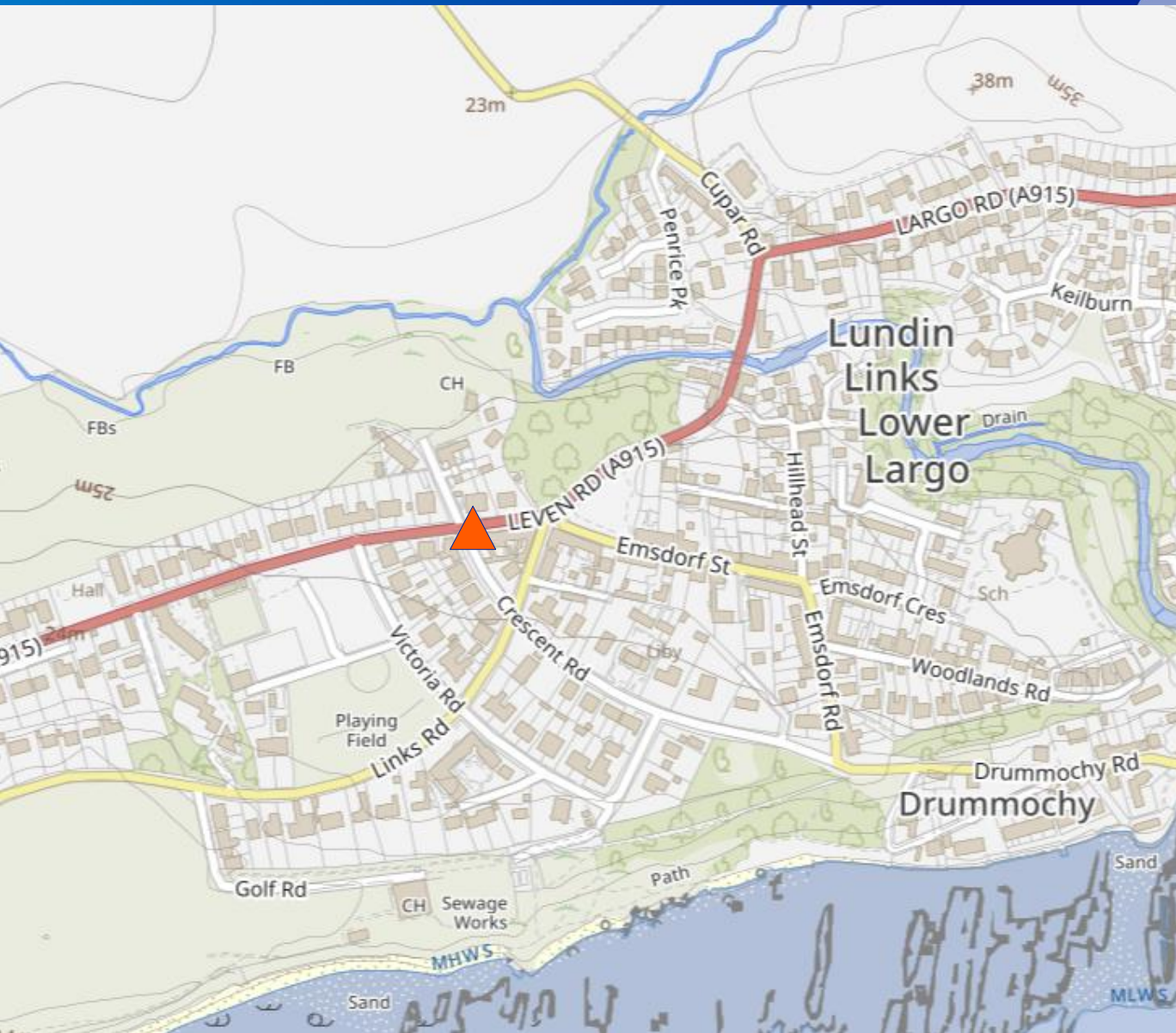






# Location

23 LEVEN ROAD, LUNDIN LINKS, LEVEN



## LOCATION

Lundin Links is a small village in Fife best known for its two golf courses and lies approximately 12 miles from St Andrews in a popular tourist location within the East Neuk of Fife.

The village is well connected to the neighbouring towns of Leven. The A915 and A917 provide links throughout Fife and the wider road network.

The subjects occupy a prominent position on a busy thoroughfare within Lundin Links

Surrounding occupiers comprise a mix of local businesses, cafés and residential properties.



FIND ON GOOGLE MAPS



# Description

23 LEVEN ROAD, LUNDIN LINKS, LEVEN



## DESCRIPTION

The subjects comprise a corner unit contained within a two-storey building of stone construction with a pitched slate roof over.

The property is accessed directly from Leven Road at ground floor level, providing access to the main shop front which includes two open plan retail areas and a W.C.

To the rear of the premises there is additional storage accommodation, a kitchenette and a further W.C.

A small courtyard is accessed via a back door with further access provided from Crescent Road.

The property would suit a variety of uses subject to the appropriate consent.

## ACCOMMODATION

|              | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| Ground       | 80.0           | 861             |
| <b>TOTAL</b> | <b>80.0</b>    | <b>861</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).





## RENTAL

Our client is inviting rental offers in excess of £8,400 per annum for a negotiable term of years..

## RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £6,000.

The unified business rate for 2026/2027 is 48.1p.



## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.



## Get in Touch

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



**Gavin Russell**

[g.russell@shepherd.co.uk](mailto:g.russell@shepherd.co.uk)



**Jamie Hutcheon**

[jamie.hutcheon@shepherd.co.uk](mailto:jamie.hutcheon@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.

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