

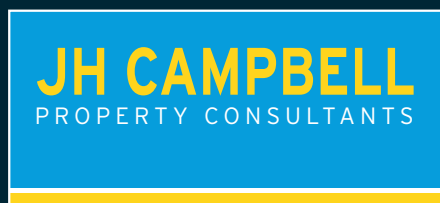
TO LET / MAY SELL

PROMINENT ROADSIDE RETAIL UNITS

12 MITCHELL STREET, LEVEN KY8 4HL



- REDEVELOPED RETAIL UNITS OFFERING AN EXCELLENT ROADSIDE POSITION
- SUI GENERIS HOT FOOD TAKEAWAY PLANNING CONSENT
- DEDICATED CUSTOMER CAR PARKING SPACES
- UNIT 2 LET TO DOMINO'S PIZZA
- SUITABLE FOR RETAIL, RESTAURANT, FAST FOOD, TRADE, LEISURE USES ETC
- SITUATED DIRECTLY OPPOSITE LIDL



LOCATION

Leven is located in North East Fife, situated approximately 36 miles north of Edinburgh, 23 miles south of Dundee and 9 miles east of Kirkcaldy. The town forms part of the Levenmouth area which has a population of circa 40,000 persons, including the neighbouring towns of Methil and Buckhaven.

As shown on the location map, the subjects are situated at the busy junction of Mitchell Street/School Lane, and are very prominently positioned on the main arterial route serving the east side of the town. The subjects benefit from both excellent car borne and pedestrian traffic, having a significant frontage directly onto Mitchell Street which has approximately 9,000 vehicles passing per day. In addition the premises are located very close to the retail heart of the town centred on the pedestrianised High Street only a couple of minutes walk away.

Nearby occupiers include Lidl, Boots, Costa Coffee, Specsavers, New Look, and Greggs amongst others.

DESCRIPTION

Our clients are refurbishing the existing buildings to create two individual retail units, provided to a developers shell specification and will also benefit from dedicated customer car parking.

ACCOMMODATION

The subjects will provide the following approximate areas:-

UNIT 1

TO LET/MAY SELL	139.4 SQ M	1,500 SQ FT
------------------------	-------------------	--------------------

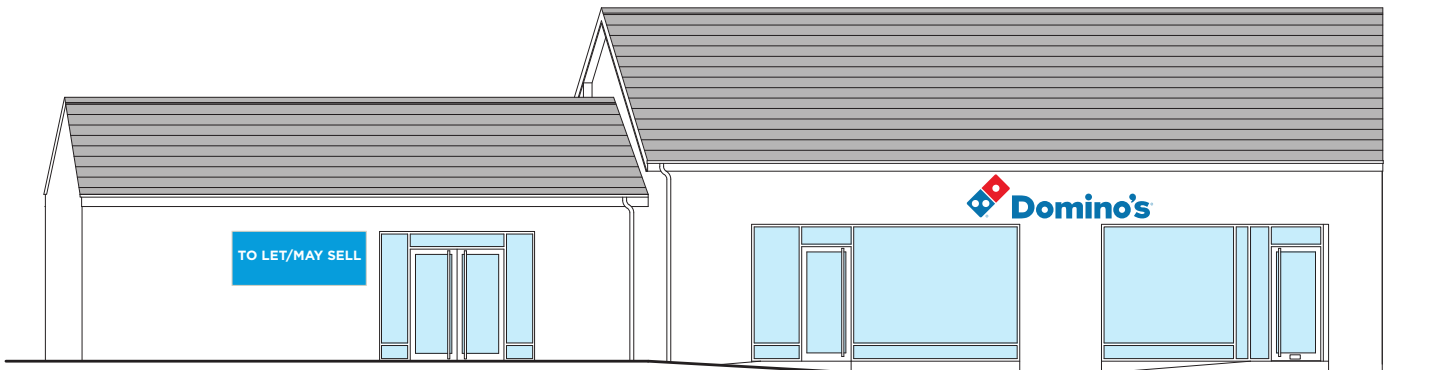
UNIT 2

DOMINO'S PIZZA	185.8 SQ M	2,000 SQ FT
-----------------------	-------------------	--------------------

RENT/PRICE

Available on the basis of a new full repairing & insuring lease. Rental offers in excess of £20,000 pa exclusive of VAT, are invited.

Alternatively our clients may consider a sale of their heritable interest. Offers in excess of £250,000 exclusive of VAT, are invited.



USE

The subjects have a Sui Generis [Hot Food Takeaway] consent, however will be suitable for other Class 1, 2 & 3 uses, subject to obtaining planning consent.

RATES

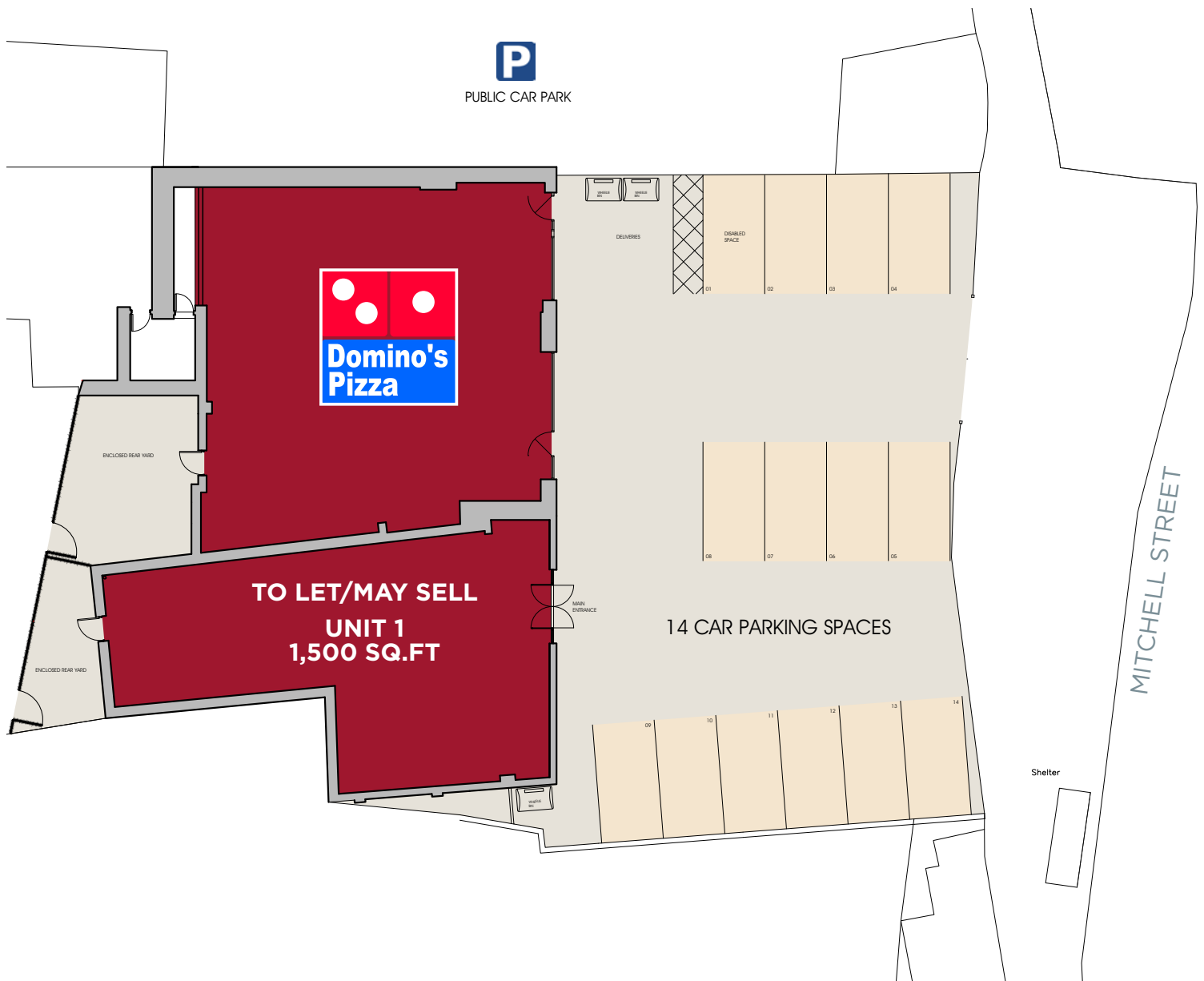
The premises will require to be assessed for Local Authority Business Rates upon completion. An estimate on Rateable Value may be available on request.

ENERGY PERFORMANCE CERTIFICATE

Copy available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues & VAT applicable.



ENQUIRIES

Viewing & further information available by contacting the joint agents.

JH CAMPBELL
PROPERTY CONSULTANTS

0131 243 7288
www.jhcampbell.net

Jack Campbell
Email: jack@jhcampbell.net
Mobile: 07801 852225

LAMBERT INNES
PROPERTY CONSULTANTS

www.lambertinnes.co.uk

Stephen Innes
Email: stephen@lambertinnes.co.uk
Tel: 0141 248 5878

DISCLAIMER

JH Campbell and Lambert Innes for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and 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 and are advised to do so; (iii) no person in the employment of JH Campbell and Lambert Innes has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate. **FEBRUARY 2017**