

Leven – 53/55 High Street, Scotland KY8 4NE
Heritable (Freehold) Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Leven – 53/55 High Street, Scotland KY8 4NE

Heritable (Freehold) Retail Investment



Investment Consideration:

- Purchase Price: £230,000
- Gross Initial Yield: 7.83%,
- Rental Income: £18,000 p.a.
- VAT is applicable to this property
- Comprises double fronted retail premises t/a Greggs
- Tenant in occupation for more than 20 years
- Tenant did not exercise break clause on 27.03.2026
- Situated in the heart of the town centre with occupiers nearby including Costa Coffee, Bank of Scotland, Iceland and Poundland, amongst many others



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 53-55 (Ground Floor)	Ground Floor: 91 sq m (980 sq ft) Open plan retail, storage, kitchen, wc	Greggs Plc	5 Years from 28 March 2023	£18,000	Note 1: FRI Note 2: Tenant did not exercise break clause on 27.03.2026 Note 3: Tenant in occupation for more than 20 years.

Total				£18,000	
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Property Description:

Comprises ground floor double fronted retail premises t/a Greggs, providing the following accommodation and dimensions:

Ground Floor: 91 sq m (980 sq ft)

Open plan retail, storage, kitchen, wc

Tenancy:

The property is at present let to Greggs Plc for a term of 5 years from 28th March 2023 at a current rent of £18,000 per annum and the lease contains full repairing and insuring covenants. Tenant did not exercise break clause on 27.03.2026. Tenant in occupation for more than 20 years.



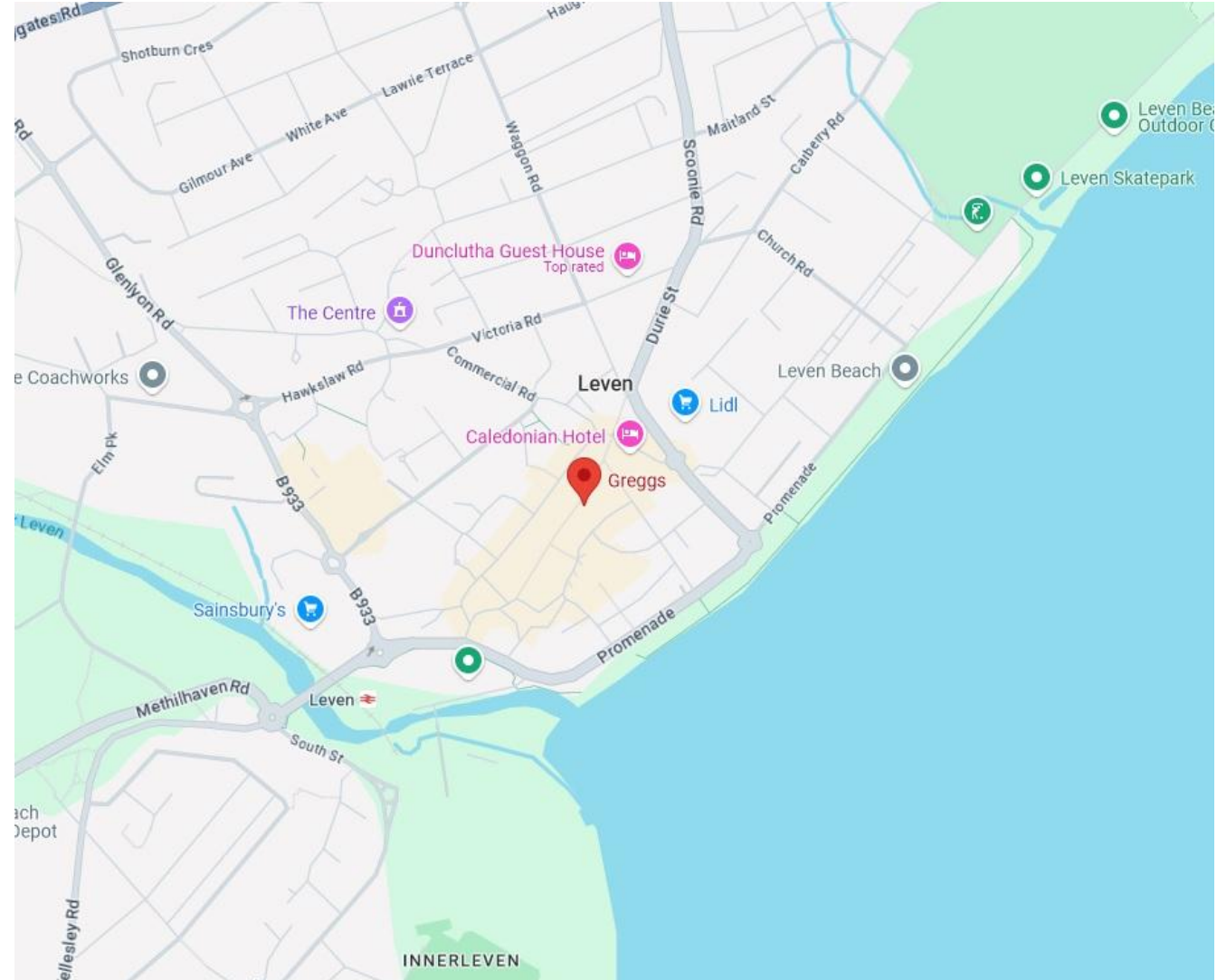
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Location:

Leven is located on the north bank of the Firth of Forth some 36 miles north of Edinburgh, 12 miles south of St Andrews and 9 miles east of Kirkcaldy. The property is situated in the heart of the town centre with occupiers nearby including Costa Coffee, Bank of Scotland, Iceland and Poundland, amongst many others.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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