

**FOR SALE/TO LET
CONFIDENTIAL –
STAFF UNAWARE**

Class 3 consent currently trading
as Costa Coffee.

Ground Floor – 218.35 sq. m.
(2,350 sq. ft.)

First Floor – 149.08 sq. m. (1,605
sq. ft.)

Asking Price - £175,000

Asking Rent - £15,000 per annum



VIDEO TOUR



WHAT 3 WORDS

61 HIGH STREET, LEVEN, KY8 4NF

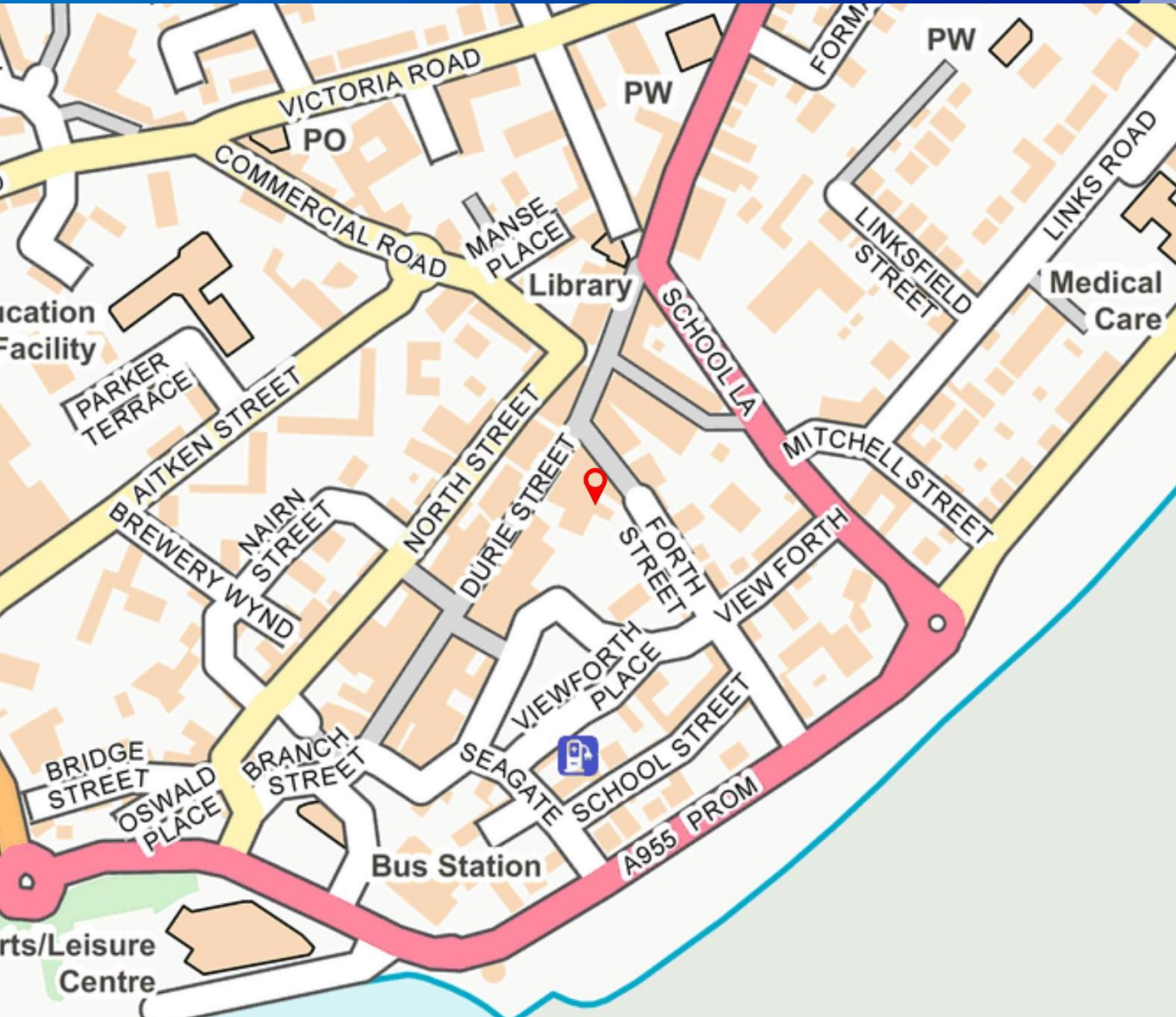
CONTACT: Jonathan Reid | j.reid@shepherd.co.uk | 01382 878005 | shepherd.co.uk





Location

61 HIGH STREET, LEVEN, KY8 4NF



Leven is a 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 has also benefited from the recent opening of a railway station and link and as such provides good transport, shopping and educational facilities.

The subjects are located on High Street comprising a mix of commercial and retail uses.

Description



FIND ON GOOGLE MAPS



Description

61 HIGH STREET, LEVEN, KY8 4NF



The subjects comprise a mid terraced two storey restaurant property of brick construction with flat roof over.

The subjects are currently occupied by Costa and fully fitted for this use.

The subjects would suit continuation of coffee shop/restaurant use or alternative retail uses.

The accommodation comprises a large open plan restaurant/seating area with kitchen and rear W.C. facilities.

There is a rear fire exit and stairwell leading to first floor storage accommodation.

Accommodation

	m ²	ft ²
Ground Floor	218.35	2,350
First Floor	149.08	1,605
	367.43	3,955

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).



Terms

Our client is inviting offers in the region of £175,000 for their heritable interest or alternatively rental offers of £15,000 per annum will be invited for a negotiable period of time.

Rateable Value

£17,600

Energy Performance Certificate

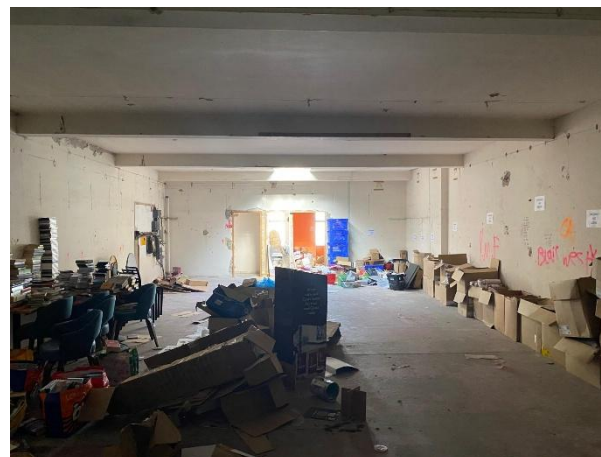
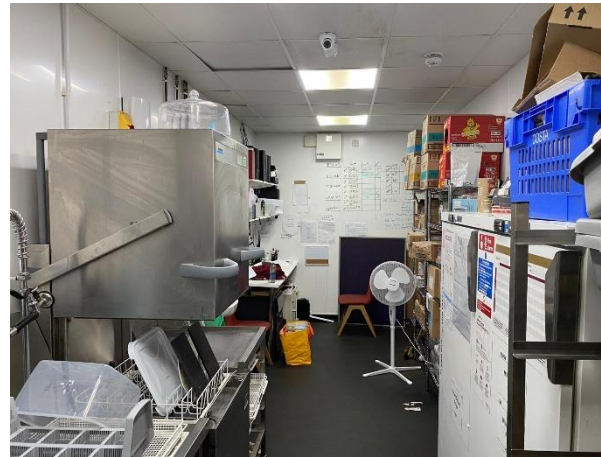
Awaiting further details.

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

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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