



TO LET

School Lane
Leven KY8 4HA

- New build roadside development
- 4 units available
- Timing subject to pre-lets
- 29 shared car parking spaces

Location

Leven is located approximately 35 miles north east of Edinburgh and 20 miles south of Dundee in the north east of Fife. The town is the main commercial centre in the Levenmouth area of Fife which when Leven is combined with neighbouring Methil, Buckhaven and surrounding villages has a population of around 37,410 people.

Situation

The site itself is located on a prominent roadside setting on School Lane to the immediate east of Leven's High Street/Durie Street directly north of **Lidl**. Neighbouring occupiers on Durie Street and the High Street include **Leven Library, Greggs, Baynes the Bakers, Specsavers, Iceland Frozen Foods, Superdrug, Farmfoods, Semi-chem** and various other national and local retailers. The site is located to the immediate north of **Lidl** on School Lane, very close to its junction with Durie Street which is a continuation of the town's High Street.

Accommodation

The units will comprise a purpose built, single storey parade comprising 4 units extending to the following approximate areas:

Unit 1	969 sq ft	(90 sq m)
Unit 2	964 sq ft	(89.6 sq m)
Unit 3	964 sq ft	(89.6 sq m)
Unit 4	969 sq ft	(90 sq m)

Please note that these units can be combined and may be sized to occupier's specific requirements.

Lease Terms

Offers are sought from interested parties on the basis of new Full Repairing & Insuring leases for a minimum period of 10 years without breaks.

Timing

The development will be completed and available for tenant occupation subject to satisfactory pre-lets being secured.

Planning

A planning application has been made to Fife Council to create the 4 aforementioned units for a Retail Parade with a mix of Class 1 (Retail), Class 2 (Financial) and sui generis (hot food) uses, together with rights over the 29 car parking spaces to be shared with the adjoining former vacant bank building.

Rating

To be assessed upon completion.

Energy Performance Certificate

To be assessed upon completion.

Date of Entry

By arrangement.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

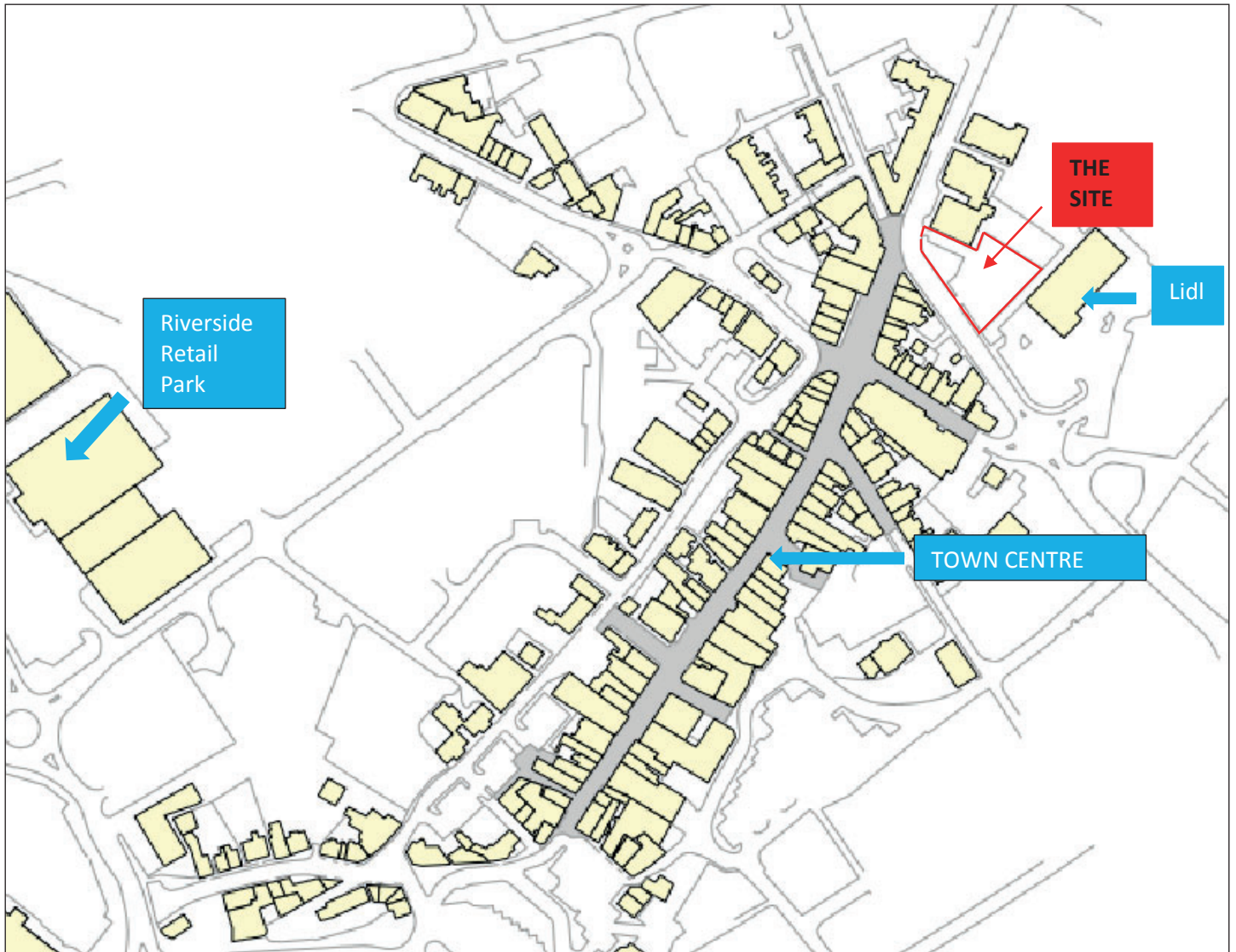
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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CHARTERED SURVEYORS

School Lane, Leven KY8 4HA



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Get in touch



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