







TO LET

Durie Street
Leven KY8 4HA

-  Former bank building
-  Ample car parking
-  2,641 sq ft
-  New FRI lease

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 corner location on Durie Street lying adjacent to the junction with School Lane. Durie Street is a continuation of the town's High Street. Neighbouring occupiers on Durie Street and the High Street include **Lidl, Leven Library, Greggs, Baynes the Bakers, Specsavers, Iceland Frozen Foods, Superdrug, Farmfoods, Semi-chem** and various other national and local retailers.

Accommodation

The unit comprises the ground floor of a former bank building within a substantial two storey detached sandstone building which will share a car park with dedicated spaces (up to 10 spaces subject to agreement) allocated to the unit. The upper floors will be sub-divided which ultimately will result in the unit extending to the following gross internal area:

Ground Floor	2,641 sq ft	(245.38 sq m)
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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

Owners will subdivide the ground floor from the upper floor (subject to planning).

Planning

The property has been operating as a bank and therefore we understand has Class 2 (financial services) use providing permitted change of use to Class 1 (retail) use. Interested parties should make their own enquiries to Fife Council Planning Department.

Rating

To be reassessed further to the subdivision of the ground floor from the upper floors

Energy Performance Certificate

EPC Rating = G

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 ingoing 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.

