



eric young & co

Retail

■ experience ■ judgement ■ service ■

LEASE FOR SALE

Prominent Class 2 Premises

63-65 High Street
Leven KY8 4NF



LOCATION

Leven is approximately 25 miles north of Edinburgh and has a population of 15,000 and a surrounding catchment in the region of 25,000. The pedestrianised High Street is the principal shopping parade for the area with local occupiers including **Specsavers, Greggs, New Look** and **Superdrug**.

ACCOMMODATION

The subjects comprise a ground floor retail unit with office accommodation at first and second floor levels. We calculate the unit to extend to the following approximate net internal floor areas:

Ground Floor	947 sq ft	(87.94 sq m)
First Floor	460 sq ft	(42.71 sq m)
Second Floor	647 sq ft	(60.13 sq m)
Total	2,054 sq ft	(190.82 sq m)

EXISTING LEASE TERMS

The subjects are held on a full repairing and insuring lease expiring 31 May 2019 at a passing rent of **£20,000 per annum**.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£12,200**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 46.6p this rateable value will result in an estimated rates liability in financial year 2017/18 of **£5,685**.

The subjects may be eligible for 100% rates relief under the Small Business Bonus Scheme, subject to conditions.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = E

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 Eric Young & Co - 0131 226 2641.

Alastair Rowe
0131 558 5140
arowe@eyco.co.uk

Eric Lindgren
0131 558 5103
elindgren@eyco.co.uk

Waverley Gate
2-4 Waterloo Place
Edinburgh EH1 3EG

E: info@eyco.co.uk
F: 0131 226 2780

0131 226 2641
www.eyco.co.uk

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AR/JH/LEV35

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