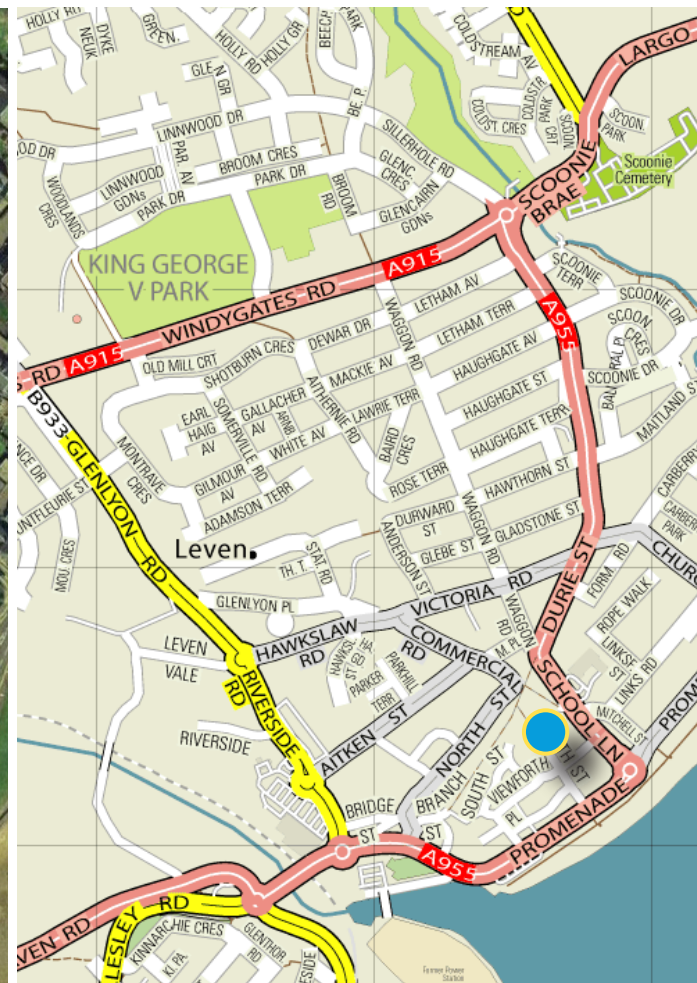


TO LET

PROMINENT ROADSIDE RETAIL UNITS

12 MITCHELL STREET, LEVEN KY8 4HL



- REDEVELOPED RETAIL UNITS OFFERING AN EXCELLENT ROADSIDE POSITION
- SUI GENERIS HOT FOOD TAKEAWAY PLANNING CONSENT
- DEDICATED CUSTOMER CAR PARKING SPACES
- UNIT 2 LET TO DOMINO'S PIZZA
- SUITABLE FOR RETAIL, RESTAURANT, FAST FOOD, TRADE, LEISURE USES ETC
- SITUATED DIRECTLY OPPOSITE LIDL & ONLY A SHORT DISTANCE FROM THE PEDESTRIANISED HIGH STREET

JH CAMPBELL
PROPERTY CONSULTANTS

LOCATION

Leven is located in North East Fife, situated approximately 36 miles north of Edinburgh, 23 miles south of Dundee and 9 miles east of Kirkcaldy. The town forms part of the Levenmouth area which has a population of circa 40,000 persons, including the neighbouring towns of Methil and Buckhaven.

As shown on the location map, the subjects are situated at the busy junction of Mitchell Street/School Lane, and are very prominently positioned on the main arterial route serving the east side of the town. The subjects benefit from both excellent car borne and pedestrian traffic, having a significant frontage directly onto Mitchell Street which has approximately 9,000 vehicles passing per day. In addition the premises are located very close to the retail heart of the town centred on the pedestrianised High Street only a couple of minutes walk away.

Nearby occupiers include Lidl, Boots, Costa Coffee, Specsavers, New Look, and Greggs amongst others.

DESCRIPTION

The existing buildings have been refurbished to create two individual retail units, provided to a developers shell specification and also benefit from dedicated customer car parking.

ACCOMMODATION

The subjects provide the following approximate areas:-

UNIT 1

TO LET	139.4 SQ M	1,500 SQ FT
---------------	-------------------	--------------------

(Option to create a smaller unit of 1,000 sqft if preferred)

UNIT 2

DOMINO'S PIZZA	185.8 SQ M	2,000 SQ FT
-----------------------	-------------------	--------------------

LEASE/PRICE

Available on the basis of a new full repairing & insuring lease.

Rental offers in excess of £15,000 pa exclusive of VAT, are invited.



USE

The subjects have a Sui Generis [Hot Food Takeaway] consent, however will be suitable for other Class 1, 2 & 3 uses, subject to obtaining planning consent.

RATES

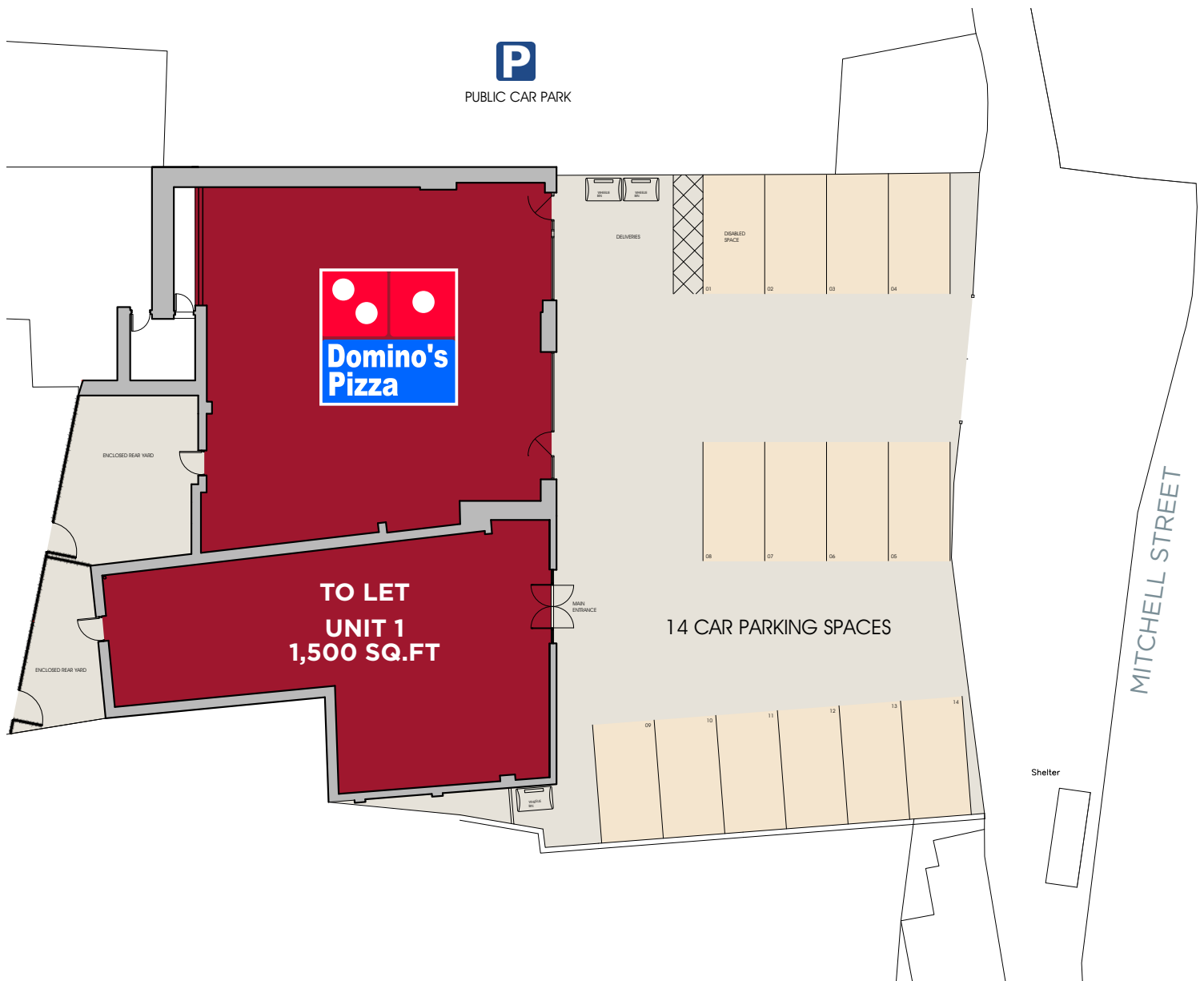
The premises will require to be assessed for Local Authority Business Rates upon occupation. An estimate on Rateable Value may be available on request.

ENERGY PERFORMANCE CERTIFICATE

Copy available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues & VAT applicable.



ENQUIRIES

Viewing & further information available by contacting the sole agents.

JH CAMPBELL
PROPERTY CONSULTANTS

0131 243 7288
www.jhcampbell.net

Jack Campbell

Email: jack@jhcampbell.net

Mobile: 07801 852225

MISREPRESENTATION CLAUSE

- JH Campbell give notice to anyone who may read these particulars as follows:-
1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
 2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
 4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
 5. Any areas, measurements or distances referred to herein are approximate only.
 6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
 7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
 8. Plans are based upon the Ordnance Survey Map with the sanction of the Controller of Stationery Office Crown Copyright: Reserved Licence No. ES 763454. **Date of publication: March 2022**