

For sale

1 Durie Street, Leven, KY8 4EW

For further information please contact:

Kyle Williamson
0131 469 6031
kyle.williamson@gva.co.uk

Peter Fraser
0131 469 6027
peter.fraser@gva.co.uk

Or our joint auctioneers:

Shaun Vigers
0131 624 6640
shaun@sva-auctions.co.uk

Nicola Currie
0131 624 6640
nicola@sva-auctions.co.uk



Location

The property is located in Leven, a small town on the east coast of Scotland in Fife, circa 9 miles north of Kirkcaldy and 36 miles north of Edinburgh. The town is accessible via the A915, the main coastal route through Fife.

The property occupies a prominent corner site on Durie Street and School Lane, one of the main thoroughfares through the town, forming an extension of the high street. Surrounding occupiers comprise a mix of local and national retailers including Lidl, Clydesdale Bank, Ladbrokes, Cancer Research and Shelter. Access to the property is from Durie

Street, using a disabled access ramp, whilst the rear car park, which can accommodate circa 40 cars, is accessible via School Lane.

Description

The property comprises a substantial detached sandstone property within a large corner plot and includes a 40 space car park and a large area of garden ground. The property is arranged over ground and first floor levels. The ground floor includes an open plan retail area together with back office accommodation which includes a book room, in addition to storage space and WCs. The first floor, which is accessible both from

within the ground floor and from a separate side entrance, comprises cellular office accommodation. There is access to a small attic area from the first floor.

Accommodation

The Net Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows on the following page:

Ground Floor	245.38 sq m	2,641 sq ft
First Floor	130.17 sq m	1,401 sq ft
Second Floor	41.13 sq m	443 sq ft
Total	416.68 sq m	4,485 sq ft

Planning

The property has been operating as a bank, therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 (Shops). Interested parties should make their own enquiries to the relevant planning authority.

Tenure

Offers over £90,000 are sought for our client's heritable interest in the site.

Leaseback to ATM

The bank's ATM will remain in situ to which the bank will be granted a Right of Access to the ATM Secure Room for the purposes of servicing it. Upon completion of the sale a new lease will be granted to Royal Bank of Scotland Plc who will pay an annual rent of £2,000 per annum, inclusive of VAT. The tenant will be granted an initial period of 3 months' rent free at commencement of the lease. The tenant will insure the ATM unit only. In addition, the tenant will be permitted to install a CCTV system in connection with the ATM. The tenant will remove the ATM and any CCTV system at the end of the lease term. The lease is on standard lease terms and cannot be negotiated by the purchaser.

Rates

We understand that the property is assessed as follows:

Rateable Value: £30,800

UBR (2017/18): 46.6p

Rates Payable: c. £14,352

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

A full energy performance certificate is available on request.

VAT

We understand the property is not elected for VAT therefore no VAT will be applicable on the purchase price.



Highlights

- Former bank branch/retail unit
- Occupies a prominent corner position on the main town centre thoroughfare
- Not registered for VAT
- Guide Price: £90,000

Sales Process

The property will be sold at the SVA Property Auction to be held on **Wednesday 28th February 2018 at the Trades Hall, 85 Glassford Street, Glasgow at 14:00.**

A 10% deposit on all successful bids must be paid by cheque or Banker's Draft (payable to SVA Property Auctions Ltd).

Prospective purchasers should register in writing to the joint auctioneers to be kept updated of viewing times and any last minute changes in information relating to this property – the particulars contained in this brochure were prepared during November 2017.

GVA

Quayside House, 127 Fountainbridge, Edinburgh, EH3 9QG

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November 2017

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