

DM HALL

For Sale

Class 1A Use

232 High Street
Leslie
Fife
KY6 3DB



90.37 SQ M
973 SQ FT

Property Details

- Prominent town centre location
- High quality office accommodation
- Suitable for a variety of uses
- Qualifies for 100% rates relief

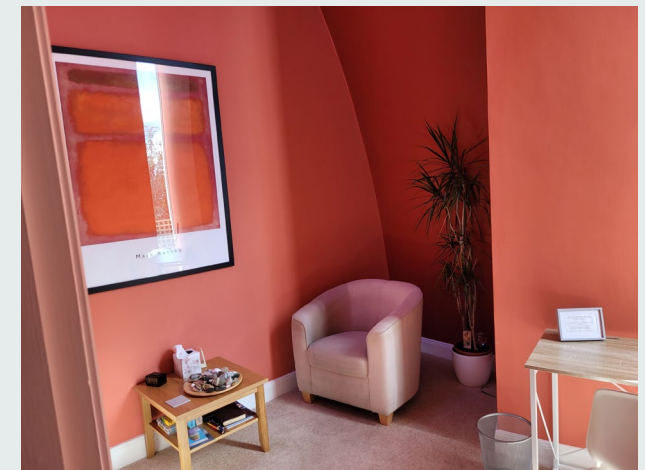
LOCATION:

Leslie is a well-established, small to medium size town in South Central Fife, with a population of 3,000 people. The village has its history in industrial activities based around the River Leven, however, now acts as a dormitory town for larger centres such as Glenrothes.

Leslie benefits from having a good mix of retail, restaurants and public houses as well as community facilities. Leslie is also serviced by good public transport making it a popular commuter destination.

The property is situated on the south side of the High Street in a relatively prominent location. High Street is the main retail thoroughfare within the village with a variety of local and national shops being situated nearby, such as Baynes the bakers, Mighty Cycles and hair/beauty salons.

The location of the property is shown on the appended plan:



Property Details

DESCRIPTION:

The property comprises office/retail accommodation contained within a single storey detached building. Internally, the property provides office rooms of varying sizes all on ground floor level with a separate kitchen and two WCs.

The property is bright and unique with plenty of natural light flowing throughout and was designed by architect James Bryson.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground		90.37	973

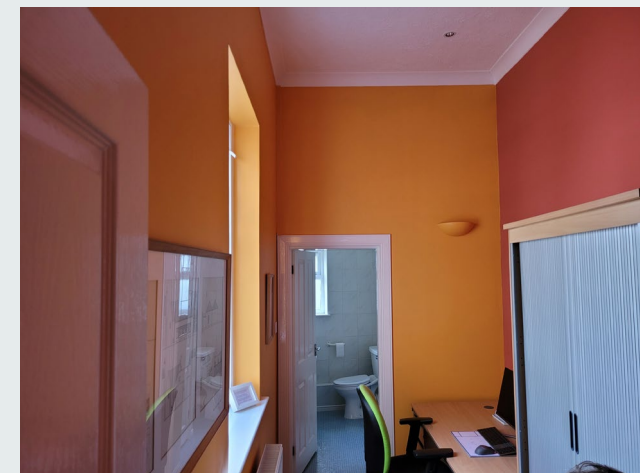
ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £9,100 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.



Property Details

SALE TERMS:

Offers in the region of £90,000 are invited.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

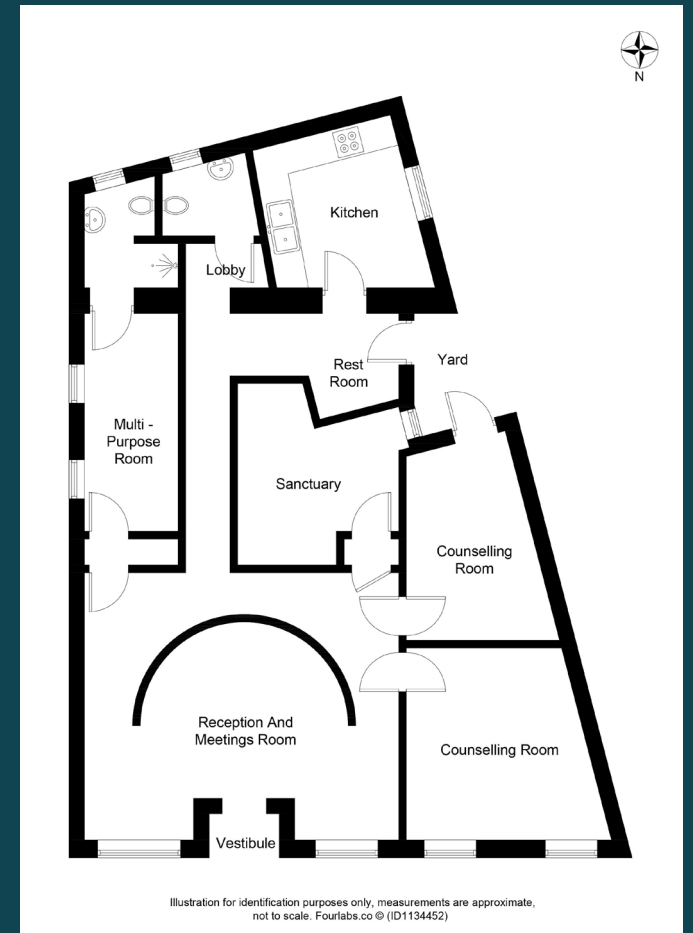
All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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01383 604 100



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