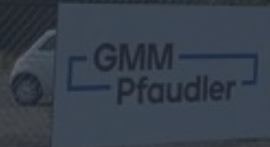


COMMERCIAL DEVELOPMENT SITE

- > CENTRAL LOCATION WITHIN LEVEN ADJACENT TO OTHER COMMERCIAL AND RETAIL OCCUPIERS
- > SITE EXTENDING TO CIRCA 2.62 HECTARES (6.5 ACRES) OR THEREBY
- > HISTORIC CLASS 1 RETAIL FOOD CONSENT GRANTED IN 2011
- > OFFERS INVITED



FOR SALE

RIVERSIDE, LEVEN, FIFE, KY8 4RT

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk – Tel: 01592 205442 www.shepherd.co.uk



LOCATION

Fife is a coastal area of Scotland situated between the Firth of Tay and the Firth of Forth with inland boundaries to Perth and Kinross and Clackmannanshire. Fife is Scotland's third largest Local Authority area by population with a resident population of just under 360,000 and is dominated by the three principal towns of Dunfermline, Kirkcaldy and Glenrothes.

Leven is an expanding coastal town on the shores of the Firth of Forth and forms part of the Levenmouth area which has a resident population in the region of 25,000 persons.

There are good road links to the area with the A92 link road approximately 12 km (7.5 miles from the subject property). This link provides dual carriageway access to the Scottish motorway network.

There is also a regular bus service to the area and surrounding centres of employment.

The town of Leven provides good transport, shopping and educational facilities.

The site is located to the west of Leven Town Centre comprising a number of other retail and commercial occupiers including Sainsbury, McDonalds, Starbucks and B & M .

DESCRIPTION

The subjects comprise a level area of ground currently used for open storage and car parking forming part of Pfaudler Business Premises.

The land is surplus to requirements and now available for sale.

SITE AREA

We understand the site area extends to approximately 2.63 hectares (6.5 acres) or thereby.

PLANNING

A historic planning consent was secured in 2011 for the development of a Class 1 retail food store. Further information is available on Fife Council's website Reference 11/02496/FUL.

TERMS

Offers are invited for our client's heritable interest.



LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

VAT

VAT is applicable.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agent.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 11 Wemyssfield, Kirkcaldy, KY1 1XN T: (01592) 205442
Jonathan Reid – j.reid@shepherd.co.uk

www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **SEPTEMBER 2023**

