

lot 78**13/17 High Street
Leven KY8 2BS****Rent
£70,000 per
annum
exclusive****Town Centre Retail Investment**

- Let to Superdrug Stores PLC
- Large modern retail unit on busy High Street

- Neighbouring occupiers include New Look, Poundland and Card Factory

**Location**

Miles: 8.1 miles north-east of the town of Kirkcaldy
6.4 miles east of Glenrothes
Road: A92, A915
Air: Edinburgh Airport

Situation

The property is located in a prime retail position on the pedestrianised High Street. There is public car parking nearby and Leven Bus Station is located at the southern end of the High Street. Neighbouring occupiers include Iceland, New Look, Bank of Scotland and Card Factory. Leven is a popular town in East Fife. It lies on the coast of the Firth of Forth at the mouth of the River Leven. The town is well linked by road via the A92 to the A90 leading to Edinburgh to the south and Perth and the Highlands to the north.

Description

The property comprises a well configured modern retail unit on ground floor only. The unit has been subdivided to create two self contained retail units both of which are fitted to a high standard. There is a rear loading area to the rear of the property.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion**Viewings**

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis. Telephone: +44 (0)131 552 5191.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	438.13 sq m (4,716 sq ft)	SUPERDRUG STORES PLC (1)	25 years from 30th March 1992 on full repairing and insuring terms (2)	£70,000	29/03/2017
Total		438.13 sq m (4,716 sq ft)			£70,000	

- (1) For the year ending 27th December 2014, Superdrug Stores Plc reported a turnover of £1,058,047,000, pre-tax profits of £38,044,000 and a net worth of £138,513,000. (Source: Experian Group 21/04/2016)
(2) Part of the unit has been sublet to TUI UK Limited trading as Thomson.

For further details please contact:

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Joint Auctioneer

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