



Key Details

- Let to R.T. Stuart Limited t/a Stuart's of Buckhaven until 2029 (no breaks)
- Prominent corner position in Leven town centre
- Stuarts of Buckhaven have traded from the unit since 1988
- Nearby occupiers include Specsavers, Greggs, Boots and a newly opened Costa Coffee
- VAT-free investment

Location

Miles: 14 miles south-west of St Andrews
36 miles north-east of Edinburgh City Centre

Roads: A92, A915

Rail: Kirkcaldy Railway Station

Air: Edinburgh Airport

Situation

Leven is home to the famous Leven Links Golf Club which was founded in 1846, making it one of the oldest golf clubs in the world. Leven is also home to one of the largest grain distillery and bottling facilities in the world. The property is located in a prominent corner trading location at the junction of Durie Street and Mitchell Street, a continuation of the High Street.

Nearby occupiers include Boots the Chemist, Greggs, Specsavers and a newly opened Costa Coffee.

Description

The property comprises ground floor retail accommodation with first floor ancillary accommodation.

Tenure

Heritable (Scottish equivalent of English freehold).

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground First	Retail/Ancillary Ancillary	63.64 sq m 34.37 sq m	(685 sq ft) (370 sq ft)	R.T. STUART LIMITED (1) t/a Stuart's of Buckhaven	Approximately 25 years from 27/09/2004 on a full repairing and insuring lease	£14,500	31/07/2029
Total		98.01 sq m	(1,055 sq ft)			£14,500	

(1) R.T. Stuart Limited was incorporated in 1941, although the family business commenced trading in 1857. Today R.T. Stuart trade from 16 shops throughout Scotland (www.stuartsfinefood.co.uk). For the year ending 31st March 2016, R.T. Stuart Limited reported a total net worth of £1,251,520 (Source: Experian Group 13/11/2017).



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