

# Lot 34

£15,800 Per Annum  
Exclusive

## 14 College Street, Buckhaven, Fife KY8 1JX Heritable Restaurant Investment



### Key Details

- Prominent end of terrace in Predominately Residential location
- Opposite Car Park
- 200 metres from the Sea front
- VAT-Free Investment

### Location

**Miles:** 7 miles north of Edinburgh  
15 miles south of St Andrews  
32 miles north of Edinburgh

**Roads:** A915, A955

**Rail:** Kirkcaldy Railway Station

**Air:** Edinburgh

### Situation

Buckhaven is a town on the east coast of Fife, approximately 17 miles south-west of St Andrews and 32 miles north of Edinburgh. The property is situated in a densely populated residential area on the north side of College Street close to its junction with Church Street. There a number of local retailers closeby.

### Description

The property comprises a ground floor restaurant/takeaway.

### Tenure

Heritable.

### VAT

VAT is not applicable to this lot.

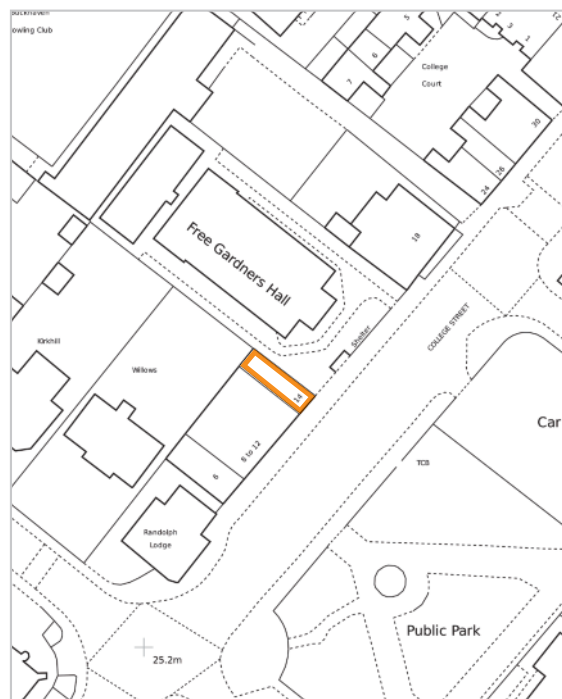
### 6 week completion

### Energy Performance Certificate

See Legal Pack at [www.acuitus.co.uk](http://www.acuitus.co.uk)

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant/ Takeaway	34.08 sq m (367 sq ft)	Individual t/a Aprils Plaice	Term of years from 1/02/2006 expiring 31/01/2027	£15,800	31/01/2026
<b>TOTAL</b>		<b>34.08 sq m (367 sq ft)</b>			<b>£15,800</b>	



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