

FOR SALE

Office Premises with Car Parking

Net Area – 175 sq.m (1,884 sq.ft)

Well presented office
accommodation with private
parking

RV -£17,000

Newly opened railway station in
Leven

Suitable for variety of uses

Offers invited



VIDEO TOUR



WHAT 3 WORDS

UNIT 2, BANBEATH COURT, BANBEATH INDUSTRIAL ESTATE, LEVEN, KY8 5GY

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk | 01382 878005 shepherd.co.uk





Location

UNIT 2, BANBEATH COURT, BANBEATH INDUSTRIAL ESTATE, LEVEN, KY8 5GY



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 has got the third largest Local Authority area by population with a resident population of just under 360,000 and is dominated by the 3 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. A new rail station linking Leven with the regional railway network has now opened.

Description



FIND ON GOOGLE MAPS



Description

UNIT 2, BANBEATH COURT, BANBEATH INDUSTRIAL ESTATE, LEVEN, KY8 5GY



The building is of brick/block construction harled externally and with pitched concrete tiled roofs over. There is mono block surfaced car parking directly outside.

Accommodation

	m ²	ft ²
Reception, 4 offices, Kitchen and toilet facilities.	175	1,884
TOTAL	175	1,884



The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





Price

Our client is inviting offers for their heritable interest.

Rateable Value

£17,000

Energy Performance Certificate

Available upon request

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party will to bear their own legal costs in connection with the sale of the property.



Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

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