



**FOR SALE**

### **Investment/ Development Opportunity**

Substantial building within centre of Leven.

Ground and first floor currently in office use.

Top floor comprises two residential properties generating £8,700 per annum.

Potential conversion opportunity.

Offers in the region of £300,000.

**FORTH HOUSE, FORTH STREET, LEVEN, KY8 4PW**

**CONTACT:** Jonathan Reid – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) | 01592 205442 [shepherd.co.uk](http://shepherd.co.uk)





## Location

FORTH HOUSE, FORTH STREET, LEVEN, KY8 4PW



Leven is a 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.

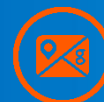
There are good road links to the area with the A92 link road approximately 12 km (7.5 miles) from the subject property. This link provides dual carriageway access to the Scottish motorway network.

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

The town of Leven has also benefited from the recent opening of a railway station and link and as such provides good transport, shopping and educational facilities.

The subjects are located on Forth Street close to the junction with the pedestrianised High Street within the centre of the town.

## Description



FIND ON GOOGLE MAPS





# Description

FORTH HOUSE, FORTH STREET, LEVEN, KY8 4PW



## Description

The subjects form an end terraced three storey property dating from 1893. The ground and first floor accommodation comprises offices which could be converted to residential.

The floor above comprises 2 x 3-bedroom properties.

The main walls are of solid stone construction whilst the roof over is pitched and clad in slate.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b> – Entrance Vestibule, Reception and Offices	96	1,035
<b>First Floor</b> – 5 Private Offices, Storeroom, Kitchen and Toilet Facilities	172	1,850
<b>Second Floor – Flat A</b> Livingroom, 3 Bedrooms, Kitchen and Bathroom with W.C.	73	785
<b>Second Floor – Flat B</b> Livingroom, 3 Bedrooms, Kitchen and Bathroom with W.C.	78	840
<b>TOTAL</b>	<b>419</b>	<b>4,510</b>

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



## Tenure

The residential properties are currently let at a combined rent of £725 per calendar month. Lease details can be provided.

## Terms

Our client is inviting offers in the region of £300,000 for their heritable interest.

## Rateable Value

The subjects have been assessed for rating purposes at a Rateable Value of £10,300

## Energy Performance Certificate

To be confirmed

## VAT

All figures are quoted exclusive of VAT.

## Legal Costs

Each party will require 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:



**Jonathan Reid**

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## Shepherd Chartered Surveyors

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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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