

CO-OPERATIVE SOCIETY

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221B

OPENING HOURS

Mon 10am - 9pm
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Thur 10am - 10pm
Fri 10am - 10pm
Sat 10am - 9pm
Sun 12pm - 6pm

ALLURE CO
HAIR & B

TO LET - RETAIL

221B HIGH STREET,
LESLIE, FIFE
KY6 3AZ

- Prominent town centre location
- Suitable for a variety of uses
- Net Internal Area 76.10 sq m (819 sq ft)
- Rent offers over £7,500 per annum exclusive

LOCATION:

Leslie is a well-established, small to medium size town in South Central Fife, with a population of 3,000 people. The village has its history in industrial activities based around the River Leven, however now acts as a dormitory town for larger centres such as Glenrothes.

Leslie benefits from having a good mix of retail, restaurants and public houses as well as community facilities. Leslie is also serviced by good public transport making it a popular commuter destination.

The subjects are situated on the north side of the High Street in a relatively prominent location. High Street is the main retail thoroughfare within the village with a variety of local and national shops being situated nearby, such as Baynes the bakers, Keystore and hair/beauty salons.

The location of the property is shown on the appended plan:

DESCRIPTION:

The subjects comprise of a retail unit contained on the ground floor of a two-storey building of traditional stone construction beneath a pitched and slate roof. There are a number of projections to the rear, these being formed in brick materials, partly roughcast beneath a flat platform roof.

The subjects have a large detail style frontage directly on to High Street incorporating two plate glass display windows with double leaf timber and glazed entrance door.

Internally, the subjects provide a generous retail space, which could be easily fitted for a variety of purposes.

ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

76.10 sq m (819 sq ft)

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,600 per annum. It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

LEASE TERMS:

Rental offers over £7,500 per annum exclusive

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

LEGAL COSTS:

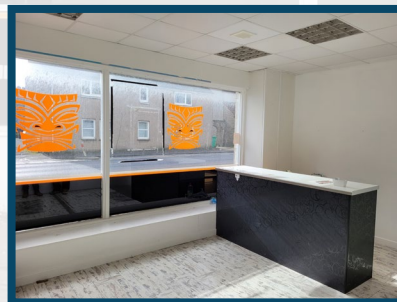
Each party will be responsible for paying their own legal costs incurred in this transaction.

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-



DM Hall LLP
27 Canmore Street
Dunfermline
KY12 7NU

Tel: 01383 604 100 (Agency Department)

EMAIL: lois.paterson@dmhall.co.uk,
fifeagency@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

Ref: ESA3008

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