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DURIE STREET

LEVEN, KY8 4HE

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MCEWAN FRASER LEGAL ARE DELIGHTED TO BRING TO THE MARKET THIS TWO-STOREY FREEHOLD COMMERCIAL PREMISES SITUATED ACROSS THE GROUND AND FIRST FLOOR LEVELS. IDEALLY LOCATED IN A PRIME TRADING LOCATION IN LEVEN'S TOWN CENTRE.

Previously run as a former Bank, however, this flexible space would suit a range of uses. This could also be a great development opportunity. Viewing is highly recommended.

The premises occupy a prime trading location on Leven's principal retailing thoroughfare. The property is situated in a prominent location on the High Street which benefits from a high volume of footfall and passing trade, surrounded by a mix of retail, hospitality, residential and office-based buildings.

Freehold Premises.

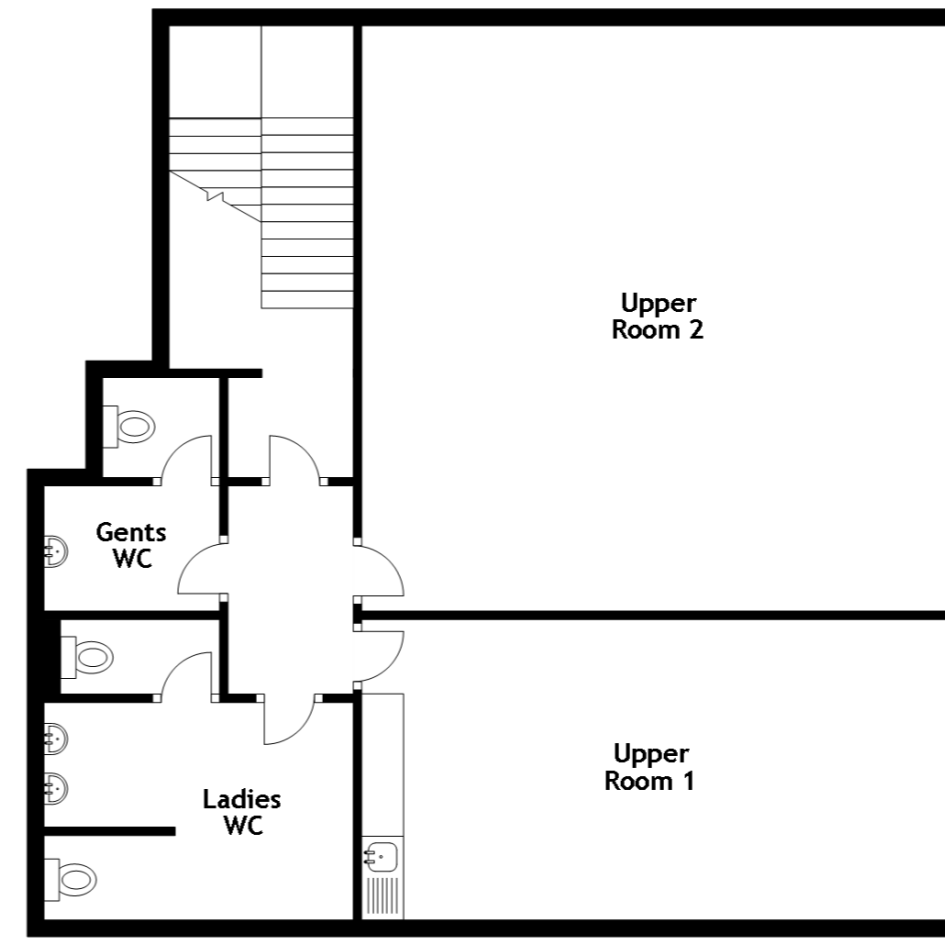
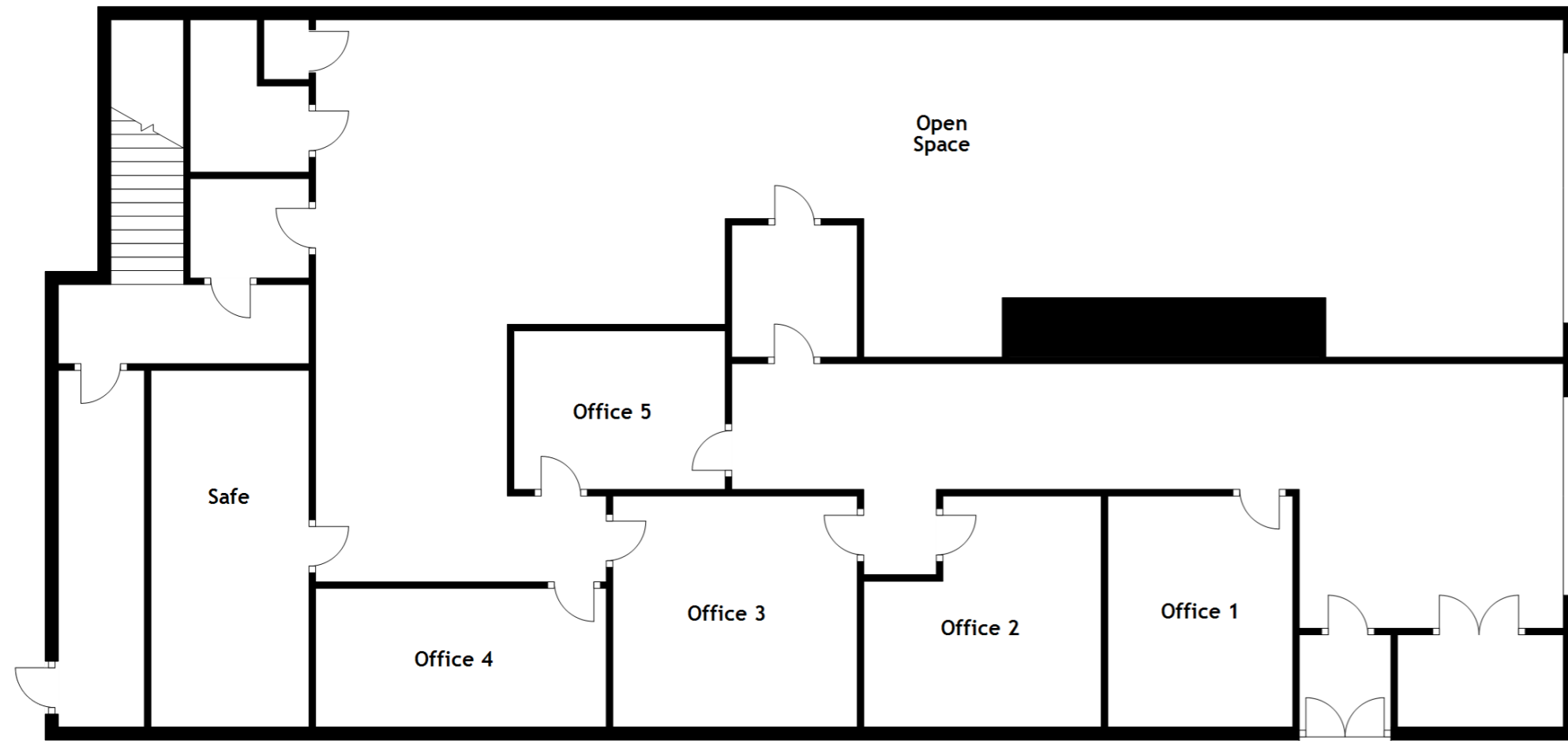






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Floor Plan & Dimensions

Approximate Dimensions
(Taken from the widest point)

Ground Floor

Open Space	18.90m (62') x 8.50m (27'11")
Office 1	3.49m (11'5") x 2.80m (9'2")
Office 2	3.60m (11'10") x 3.49m (11'5")
Office 3	3.80m (12'6") x 3.40m (11'2")
Office 4	4.40m (14'5") x 2.10m (6'10")
Office 5	3.20m (10'6") x 2.40m (7'10")
Safe	6.50m (21'4") x 2.40m (7'10")

First Floor

Upper Room 1	7.10m (23'3") x 3.60m (11'10")
Upper Room 2	7.10m (23'3") x 7.00m (23')
Ladies WC	3.70m (12'2") x 3.60m (11'10")
Gents WC	2.80m (9'2") x 2.10m (6'10")

THE LOCATION

LEVEN, KY8 4HE

LOCATED BETWEEN THE PICTURESQUE FISHING VILLAGES OF THE EAST NEUK AND THE MAIN TOWNS OF KIRKCALDY AND GLENROTHES, LEVEN IS A THRIVING YET UNASSUMING SEASIDE TOWN.

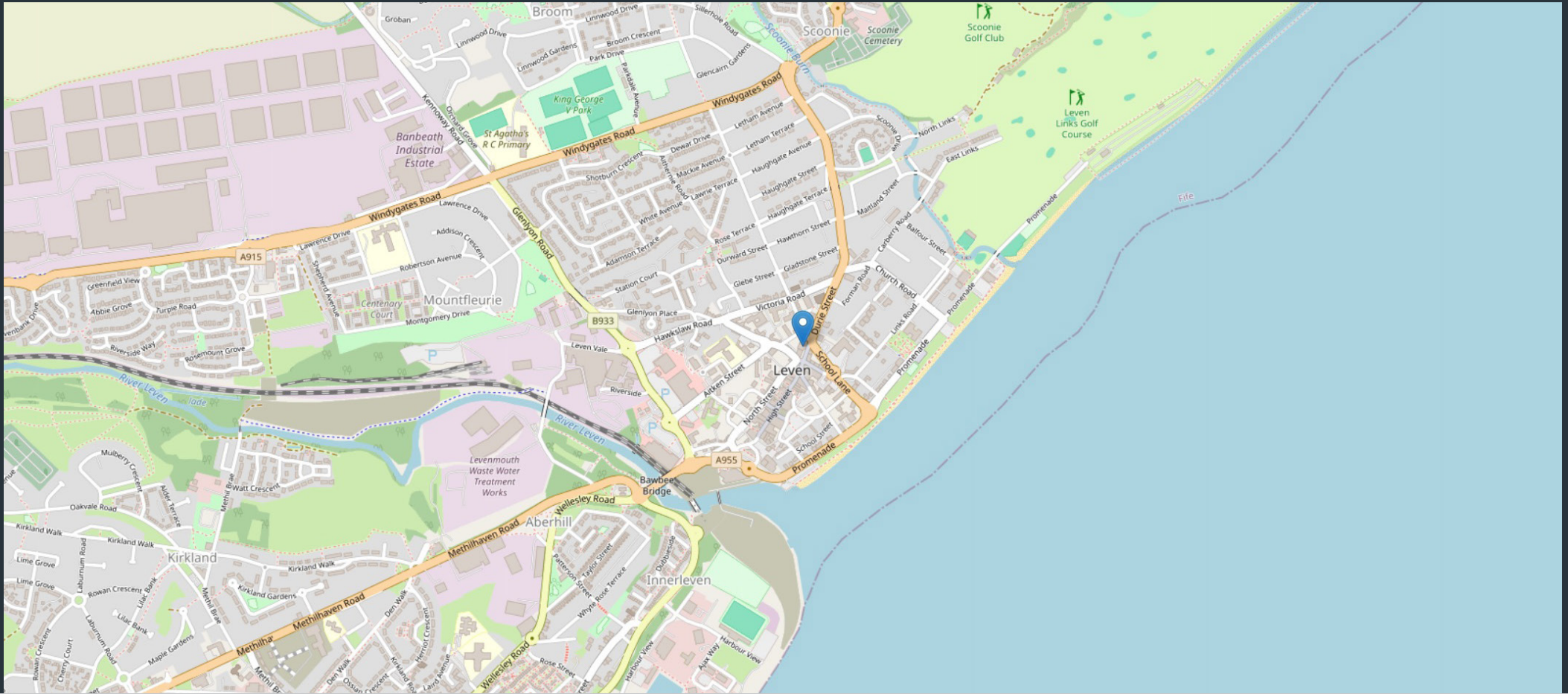
Good shopping facilities and a busy pedestrianised thoroughfare provide interest with many award-winning and independent local retailers adding to the appeal. These are well served by parking facilities which are within easy walking distance of the town centre. The town centre is the main shopping centre for a wide area with a number of national chain supermarkets and retailers. It also has a large number of restaurants and cafes.

It remains a popular holiday destination with a pleasant promenade and beach. The coast and the long sandy beaches, forming part of Fife coastal path, are the main visitor draw along with the beautiful walks that can be found on nearby estates. Golf is another major draw with two courses at Scoonie and Leven Links and another within easy walking distance at Lundin Links.

Leven Links has been used as a qualifying course for the Open Championship when it is held at St Andrews.

For families, Levenmouth Leisure Centre at the start of the promenade is an all-weather attraction with a large, modern indoor swimming pool and sports facilities. The town also boasts its own popular three-hundred-and-seventy-four-seat, community-run cinema.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

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Text and description
JAY STEIN
 Surveyor



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 Photographer



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 Designer



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