



109 Wellesley Road, Buckhaven, Leven, KY8 1HU
Offers Over £40,000

GOLDEN OPPORTUNITY to purchase a commercial shop previously trading as a Butchers shop in a PRIME LOCATION with a good amount of footfall and traffic. Price includes all fixtures and appliances as seen in walk through video, price without is negotiable. This could be the perfect investment or an opportunity to start your own business. Unit comprises: Retail area, prep kitchen to the rear with a walk-in fridge, W.C. and office/storage area. PERSONAL PROPERTY TOUR available online. Approx floor space is 50m². Rateable value £3,700.

DIRECTIONS

Please contact agent for further information.

MAIN RETAIL AREA 25'7" x 15'10" (7.81m x 4.85m)

Spacious shop front with floor standing storage units and ample workspace. Windows to the front with metal shutters. Fully wet walled. Tiled flooring. Appliances include: 2 'Falcon 80' ovens, chest freezers, 2 chilled display cabinets, stainless steel work benches. 2 hand wash stations with electric water heaters. Storage / office area leads to the prep kitchen and W.C.

KITCHEN PREP AREA 15'11" x 6'8" (4.86m x 2.05m)

Spacious prep area with a freestanding gas range cooker with ovens below. Stainless steel sinks with wall mounted water heater. Concrete flooring. Walk-in fridge.

W.C 6'11" x 3'0" (2.13m x 0.93m)

1-piece suite comprising: W.C. concrete flooring.

AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.

Please note everything is sold as seen and no warranties given.

Fife Properties Leven
01333 421774
9 Mitchell Street
Leven
Fife
KY8 4HJ

Email: leven@fifeproperties.co.uk
Website: www.fifeproperties.co.uk

