



**FALCONER**  
PROPERTY CONSULTANTS

# TO LET

3 Jordan Lane, Kennoway,  
KY8 5JZ

## TAKE AWAY

- LEASE FROM £6,000 PER ANNUM
- 380 FT<sup>2</sup>
- HOT FOOD TAKEAWAY
- BUSY LOCATION
- GOOD LEVELS OF PARKING
- QUALIFIES FOR 100% RATES RELIEF

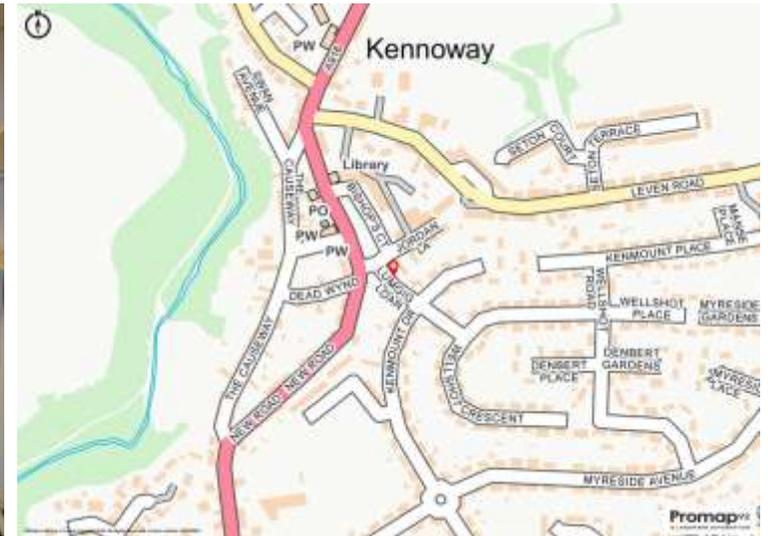


## LOCATION

**Kennoway** is a village in Fife, Scotland, near the larger population centres in the area of Leven and Methil. It is about three miles inland from the Firth of Forth, north of Leven. Kennoway has a resident population in the region of 4,600 persons.

The property is located on the Northern side of Jordan Lane opposite its junction with Bishop Street. This location benefits from being next door to a Keystore whilst being close to other shops including a Lloyds pharmacy, Londis and other general retailers all providing a high footfall for the area.

Whilst benefiting from being close to the busy parade of shops there is also ample parking across the road from the property.



## DESCRIPTION

The subjects comprise a ground floor mid terraced retail unit within a single storey building of brick construction with a rough cast finish surmounted by a pitched and tiled roof.

Internally the accommodation provides a front takeaway area, rear food preparation area and w.c.

## PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Fife Council Planning Department.

## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

35.34m<sup>2</sup>/380ft<sup>2</sup>

## PROPOSAL

Offers of £6,000 per annum are invited for a new Lease.

## VAT

N/A

## EPC

A copy of the EPC will be available upon request.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

## RATING

Qualifying businesses will be able to benefit from 100% rates exemption subject to application.



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## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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