

# TO LET

## Putting Green Promenade , Leven



- **Putting Green Concession**
- **Situated on Leven Promenade**
- **Popular Waterfront Location**
- **Offers invited**

### Description

Leven Promenade is a vibrant and welcoming place, ideal for enjoying the outdoors and the scenic beauty of the Fife coastline. The Subjects comprise 0.45ha existing putting green concession, with ancillary building located on Leven Promenade close to Fife Coastal Path.

### Use

The Subjects were most recently used as a mini golf concession



### Location

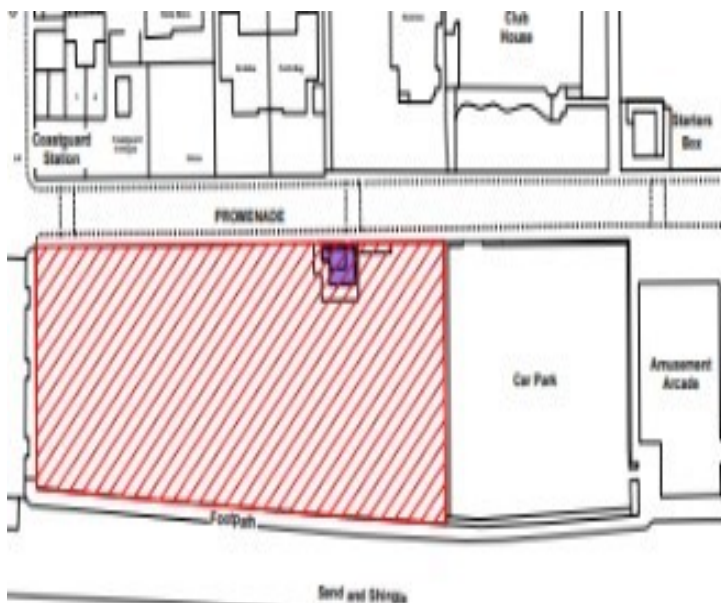
Leven is an expanding coastal town on the shores of the Firth of Forth and forms part of the Levenmouth area which has a resident population in the region of 25,000 persons. There are good road links to the area with the A92 link road approximately 12 km (7.5 miles from the subject property). This link 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 provides good transport, shopping, educational facilities, with the newly opened rail line providing additional visitors to the area. The area includes a new play area for children, an outdoor fitness area, and Leven Leisure Pool, providing activities for all ages.

### Accommodation

The Subjects provide the following accommodation and approximate floor areas:

- Putting green 0.44 ha
- Reception/office/store— 15m<sup>2</sup>

### Plan



### Rent

We are seeking a rental in excess of £2,000 per annum (VAT exempt) on full repairing and insuring terms. The Licence is available for 12 months only—due to planned refurbishment of the promenade. Proposed date of entry is 31/3/2025

### Rateable Value

At the time these particulars were prepared, the Subjects were not entered in the Valuation Roll.

### Energy Performance Rating

N/A

### Viewing

To arrange an appointment to view the premises or for further information please contact:

Fife Council: 03451 555 555 + Extension

Shaun Crosby - 444729

### Closing Date

**The closing date is 12 noon on 17th February 2025.**

Offers must be submitted by email with “Leven, Promenade putting green” in the subject line to [Estates.Tenders@fife.gov.uk](mailto:Estates.Tenders@fife.gov.uk) stating:

- Licence fee\* offered (for 12 month licence):
- Your full name
- Postal address (including post code)
- Mobile number

\*exclusive of VAT (currently exempt)

### Disclaimer

Fife Council does not bind itself to accept the highest or any offer for the Subjects. In supplying these particulars, Fife Council is not issuing instructions and will not, therefore, be liable for agents or any other fees. These particulars are not deemed to form any contract or part of any contract, which may be entered into. The successful applicant will be responsible for their own legal costs, surveying costs, recording dues and Land and Buildings Transaction Tax.