



# To Let

**Leven Railway Station, Leven, Fife**

## Description

This is an exciting opportunity to occupy a serviced pitch at the newly developed Leven Station giving the ability to serve local travellers and visitors.

This new pitch will give a local business a unique opportunity to become a notable feature in the station, enhancing the commuter experience.

This eagerly anticipated development launches the reintroduction of passenger rail services to the area, marking a significant milestone since their halting in the 1960s.

## Retail Unit

Grab & Go Coffee/Takeaway Unit

**Offers Invited**

## Projected 670,000+

### ANNUAL STATION FOOTFALL

## Location

Leven is an expanding coastal town next to the Firth of Forth and forms part of the Levenmouth area. It is located approximately 10 miles north east of Kirkcaldy.

The pitch is located within the new Leven Railway Station which is situated to the north of the River Leven and adjacent to Levenmouth Swimming & Sports Centre.

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## Kiosk Location

The proposed pitch location for a static kiosk is illustrated in the visual below.

The kiosk itself can be flexible in design taking the form of either a static catering unit, converted horsebox or stationary van. The maximum site footprint will be limited to 3m x 3m on the platform.

This is a pitch only – any ingoing occupier will be required to supply their own static / mobile unit.

The kiosk will be required to be self-sufficient in terms of water and drainage. Installation of a permanent power supply can be discussed, subject to requirements.

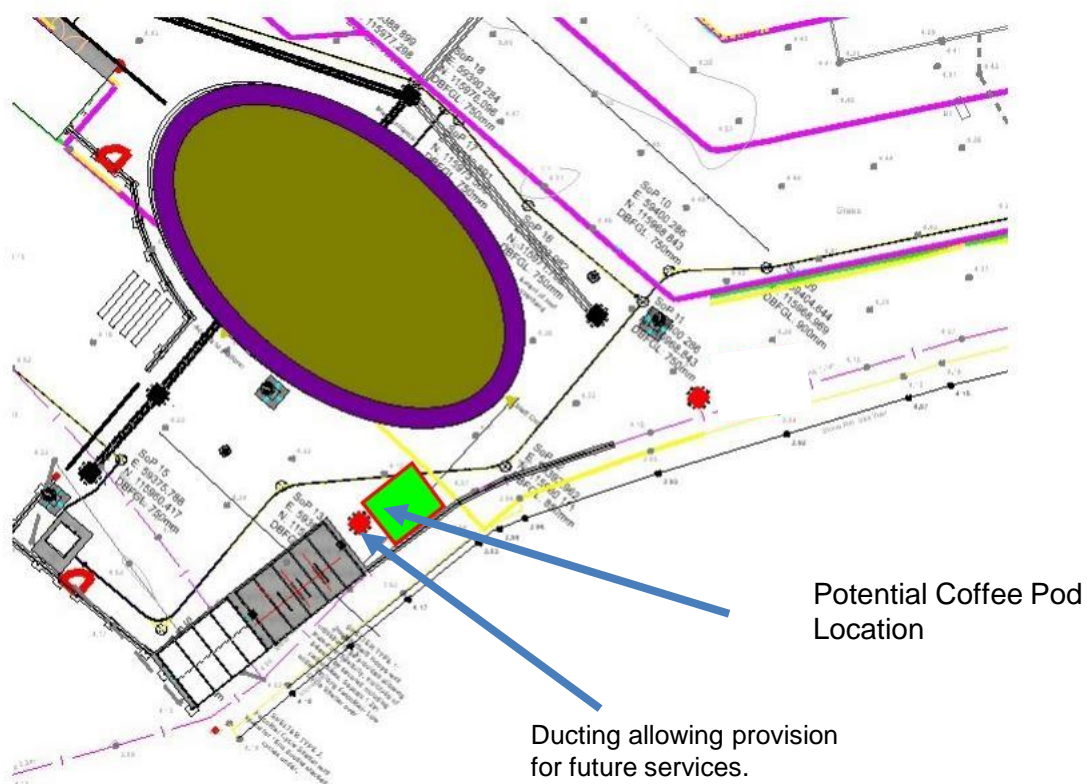
## Background

Leven Station is on track to open in Summer 2024 following a £116 million Scottish Government backed initiative to reinstate the Levenmouth Rail Link.

Once operational, Leven Station will provide residents of Levenmouth a direct route to Edinburgh in just over an hour and bolstering connectivity to various destinations across Fife.

## Site Area:

Approx. 9m<sup>2</sup> (96 Sq. Ft.) or thereabouts.







## Rates, service charge and insurance

The Rateable Value of the pitch will be required to be assessed following occupation of the proposed site. Interested parties are advised to make their own enquiries to the local Assessor's office and planning department in respect of business rates and planning.

Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

## Rent

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and an additional rental top-up based on turnover. Competitive offers are invited.

## Costs

The ingoing occupier will be responsible for Landlord and Superior Landlord (if applicable) legal and professional fees.

**For further details relating to this opportunity, please contact:**

**[stationspaces@scotrail.co.uk](mailto:stationspaces@scotrail.co.uk)**

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**To access free impartial business advice and support to help you assess this opportunity, contact Invest Fife:**

**[fifemeansbusiness@fife.gov.uk](mailto:fifemeansbusiness@fife.gov.uk)**

**invest fife**

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