

TO LET

PRIME RETAIL UNIT

- > PROMINENT UNIT WITHIN PRIME RETAIL LOCATION
- > NET INTERNAL AREA – 60.5 SQ. M. (651 SQ. FT.)
- > RENTAL OFFERS IN EXCESS OF £40,000 PER ANNUM



84C MARKET STREET, ST ANDREWS, KY16 9PA

Contact: Jonathan Reid, j.reid@shepherd.co.uk, 01382 878005 www.shepherd.co.uk

LOCATION

The university town of St Andrews is situated on the north east coast of Fife approximately 25 km (15 miles) south of Dundee, 56 km (35 miles) east of Perth and circa 80 km (50 miles) north east of Edinburgh.

The town has a resident population of some 25,000 persons which is boosted by an influx of approximately 8,000 students during term time.

Additionally, St Andrews is known throughout the world as the Home of Golf and is an important historic town which ensures a healthy flow of tourists all year long.

The subjects occupy a prominent and prime location on Market Street, the prime retailing thoroughfare within the town. Nearby occupiers include Luvians, Subway, Fat Face and Costa.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a mid terraced 2 1/2 storey building with single storey rear projection.

Internally the accommodation comprises a retail area with excellent window frontage and back up accommodation including stock room, staff room and W.C.

ACCOMMODATION	m²	ft²
Ground Floor		
Retail, Changing Room, Stock Room, Staff Room and W.C.	60.5	651
TOTAL	60.5	651

RATEABLE VALUE

£32,100

EPC

Available upon request

TERMS

Our client is inviting rental offers in excess of £40,000 per annum on normal full, repairing and insuring terms.

VAT

Prices are quoted exclusive of VAT (if applicable).

LEGAL COST

Each party will to bear their own legal costs in connection with the letting of the property.



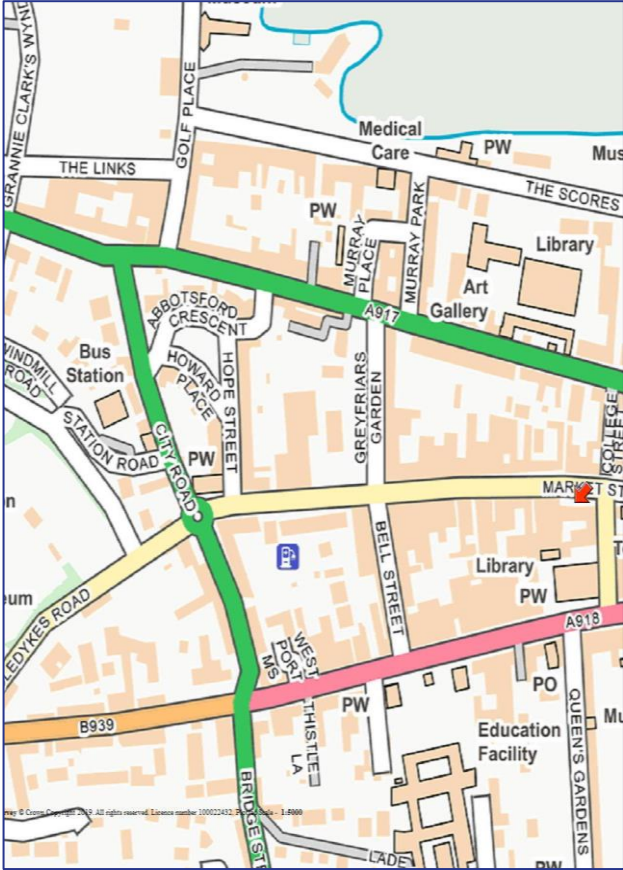


MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA – 01382 878005
Jonathan Reid – j.reid@shepherd.co.uk

www.shepherd.co.uk



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